

Proposed Land Exchange Agreement Environmental Assessment



**National Park Service
National Capital Region
and
Casey Mansion Foundation**

November 2002

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Prepared by the:

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and
Casey Mansion Foundation**

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Abstract:

The National Park Service has prepared an Environmental Assessment (EA) to address the proposed land exchange agreement with the Casey Mansion Foundation. This EA addresses the impacts associated with the implementation of the proposed land exchange agreement, a No Federal Action Alternative, and a By-Right Development alternative. Mitigation measures are provided to address the impacts of each alternative. The information contained in this EA is required to fulfill National Environmental Policy Act requirements for the proposed action.

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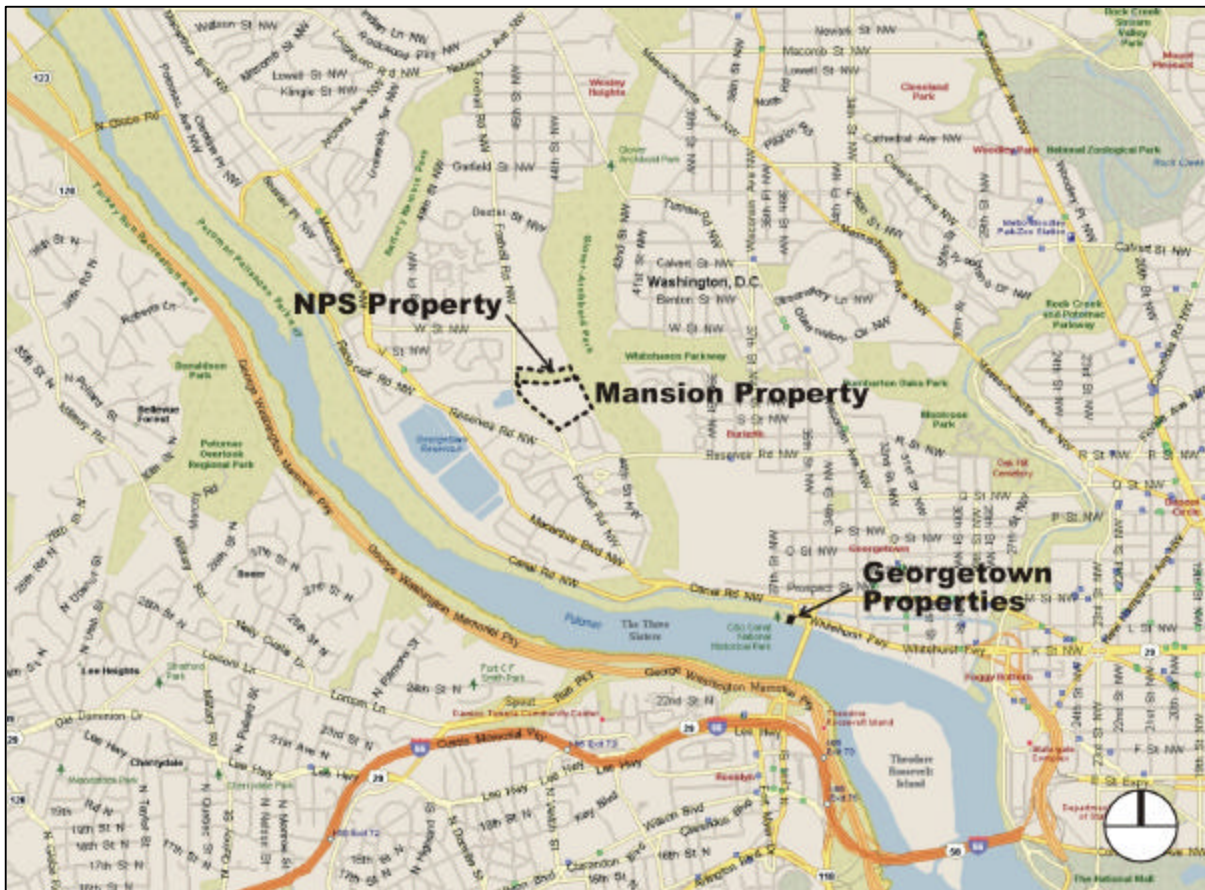
1.0 INTRODUCTION

The National Park Service (NPS) and the Casey Mansion Foundation (the Foundation) propose a land exchange to assist in providing a suitable and secure setting for a new residence for the Mayor of Washington, D.C. and to acquire additional parkland along the Georgetown Waterfront. The details of the proposal are contained in a preliminary Agreement to Exchange Real Property that NPS and the Foundation entered into on June 13, 2002, as modified November 29, 2002. If successfully completed, the proposal would result in the exchange of interests in land between the parties.

The principal result of the exchange would be the conveyance of a portion of an NPS land holding in the Palisades area on Foxhall Road from NPS to the Foundation for consolidation with several adjacent Foundation-held lots. The acquired land would be used by the Foundation for limited improvements associated with a proposed mayoral mansion and grounds for Washington, D.C. The proposed exchange agreement would also result in the conveyance of Foundation-controlled waterfront properties in Georgetown to the NPS for use as parkland. The locations of the subject properties are identified in the Project Location map, Figure 1-1. The geographic context of the subject properties is illustrated in Figure 1-2.

The proposed land exchange is a federal action that is subject to the National Environmental Policy Act of 1969 (NEPA). This Environmental Assessment (EA) has been prepared to address the potential impacts associated with implementation of the proposed exchange agreement.

Figure 1-1
Project Location Map

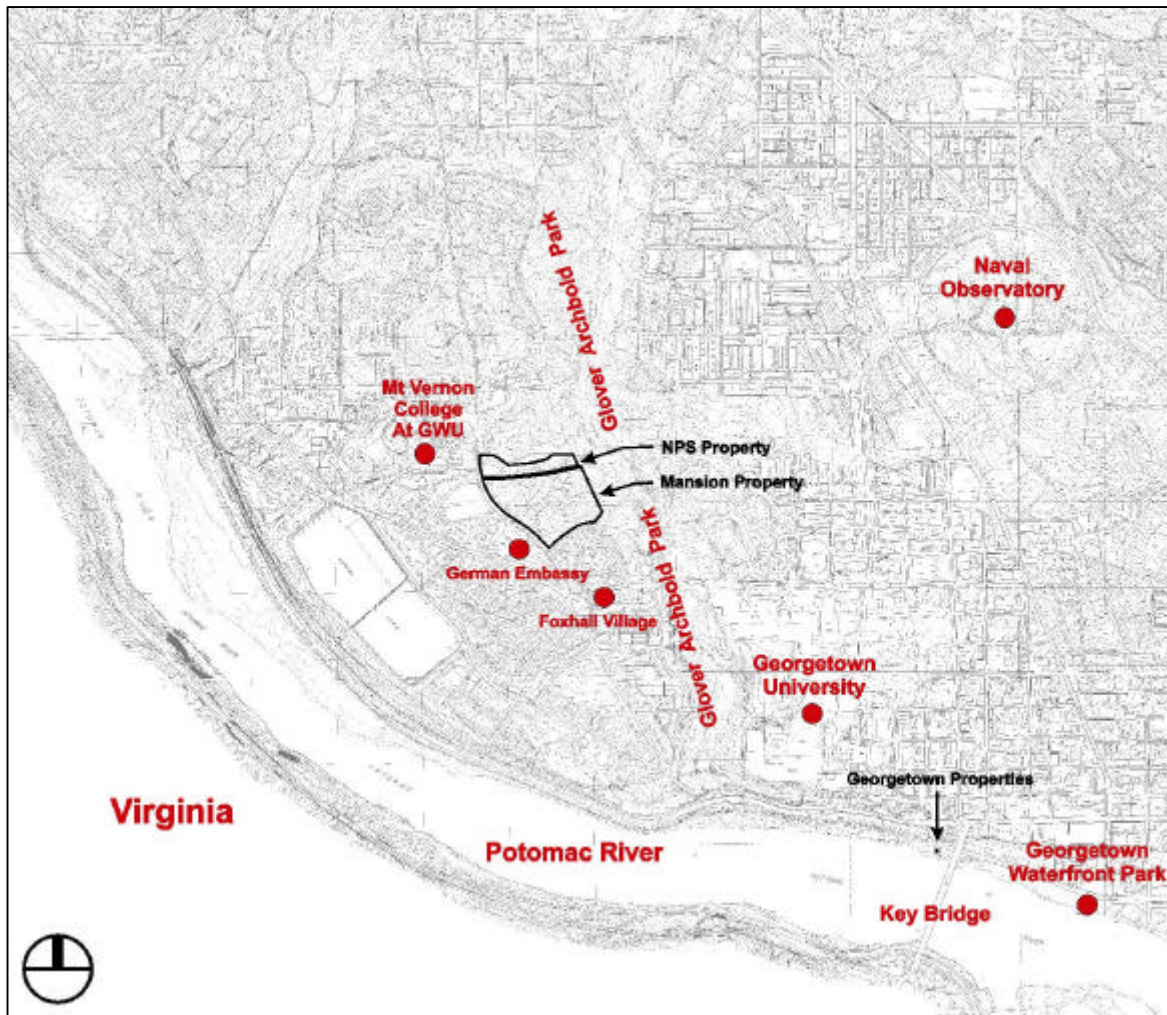


NPS Property



Georgetown Properties

Figure 1-2
Geographic Context Map



German Embassy



Potomac River Waterfront Adjacent
to Georgetown Properties

1.1 Background and History of the Properties

The principal result of the proposed exchange would be the conveyance of a portion of lot 804 (hereafter referred to as the NPS Property) from NPS to the Foundation for consolidation with the Foundation-held lots 3, 4, 801, 802 and 803 of Square 1346 (hereafter referred to as the Mansion Property) as illustrated in Figure 1-3a. The acquired land would be used by the Foundation for limited improvements associated with a proposed mayoral mansion and grounds for Washington, D.C. The proposed exchange would also result in the conveyance of privately owned land to the NPS for use as parkland to potentially accommodate the development of a boathouse in accordance with the 1987 Georgetown Waterfront Plan. The potential Foundation properties to be exchanged (hereafter referred to as the Georgetown Properties) include, but are not limited to, the land and improvements at 3524 and 3526 K Streets, N.W. Washington D.C., known as lots 808 and 810 in Square 1179, respectively (as illustrated in Figure 1-3b). The terms and conditions of the proposed exchange are presented in a *Preliminary Exchange Agreement to Exchange Real Property* (Preliminary Agreement) that has been mutually executed by NPS and the Foundation. The Preliminary Agreement is included herein as Appendix 5.3. Amendment Number 1 to the Preliminary Agreement is included as Appendix 5.4.

NPS Property

The NPS Property proposed for exchange with the Foundation is identified as Lot 804 of Square 1346, Washington D.C. (see Figure 1-3a). Lot 804 consists of about 4 acres of partially forested land immediately to the east of the intersection of Whitehaven Parkway and Foxhall Road. Historically, the lot was the property of the (Parke Howell) Brady family estate. The United States purchased lot 804 from Elinor R. Brady in 1948 as a land reservation for Whitehaven Parkway, to serve as a connector road between Arizona Avenue and the Rock Creek and Potomac Parkway.

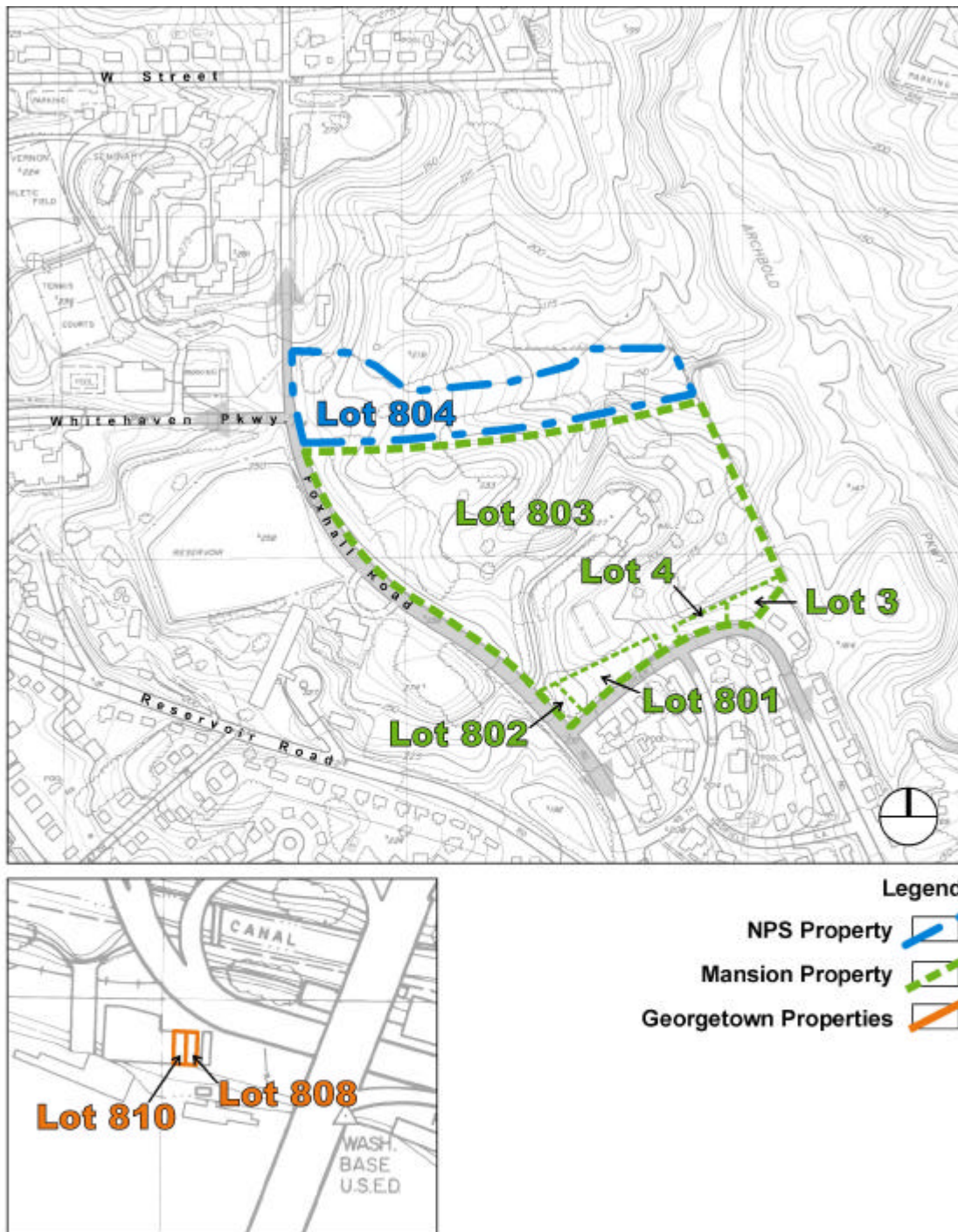
Mansion Property

The balance of the Brady estate after the NPS purchase of Lot 804 is the current Mansion Property, consisting of lots 3, 4, 801, 802, and 803 of Square 1346 (see Figure 1-3a). The approximately 17-acre property was acquired from Hamjass Foxhall Holdings by the Casey Mansion Foundation in 2001 for development of a mayoral mansion and grounds for Washington D.C. The Foundation has prepared the property for development by demolishing the Brady mansion, clearing the property of debris and overgrown landscaping, and planting trees.

Georgetown Properties

The Georgetown Properties at 3524 and 3526 K Street, N.W. Washington D.C. include improvements consisting of adjoining 3-level brick townhouses on lots 808 and 810 of Square 1179, respectively (see Figure 1-3b). The properties are adjacent to another townhouse that adjoins the eastern side of the Potomac Boat Club. The Foundation has contracted to purchase one or both of Georgetown Properties, including improvements, for exchange with the NPS pending the outcome of a certified property appraisal.

Figure 1-3a and Figure 1-3b
Subject Properties Lot Lines



1.2 Purpose and Need

The NCPC originally acquired the NPS Property as a reservation for the Whitehaven Parkway. The plans to establish Whitehaven Parkway between Arizona Avenue and the Rock Creek and Potomac Parkway were abandoned in 1969. The proposed land exchange would serve to define the future use of the NPS Property.

The Mansion Property, adjacent to the NPS Property, is zoned R-1-B. By-Right development of the land by subdivision and residential construction under the R-1-B zoning classification allows up to 8 units per acre (approximately 135 total dwelling units). Even at a reduced density of 3 units per acre (approximately 50 dwelling units), such development would severely impact land uses, visual character, and traffic carrying capacity in the vicinity of the property. The proposed development of the mayoral mansion and grounds would utilize the entire Mansion Property and would prevent such intense subdivision development.

Due to the topography of the Mansion Property, acquisition of the NPS Property would facilitate development of the new mansion in a preferred location. Foundation ownership of the NPS Property would allow the removal of exotic plant species and implementation of related landscape restoration on the property in association with the preferred location of the new mansion as well as development of a secure driveway from the mansion to the planned signaled intersection at Foxhall Road and Whitehaven Parkway. No grading, tree removal or construction activities would occur on a portion of the NPS Property that has been designated as the “no-development area.”

The proposed land exchange would also provide additional parkland for the development of the Georgetown Waterfront Park as approved in 1987.

1.3 Description of the Exchange Agreement Process

NPS and the Foundation have initiated a federally authorized process in which the NPS can enter into exchanges of federally owned land, or interest in lands, of approximately equal value within the same state. The legal procedures of that process, as set forth in the proposed exchange agreement between NPS and the Foundation, require the parties to undertake the following actions to further pursue the proposal:

- (a) NPS will conduct an environmental review pursuant to NEPA to examine the exchange proposal and to determine whether to complete the exchange as contemplated. NPS will conduct a public scoping session and prepare environmental documentation as part of this requirement.
- (b) NPS will obtain an independent appraisal, subject to NPS review and approval, to determine the values of the properties to be exchanged.

If the properties to be exchanged are not approximately equal, the values shall be equalized by the conveyance of additional interests in land or payment of cash to the Foundation or to the NPS. Should the Foundation be required to demolish improvements on its exchange property prior to settlement, the costs of the demolition will be added to the value of its exchange property. Additionally, if the Foundation property exceeds the appraised value of the NPS Property, the Foundation shall acquire only 3526 K Street, N.W. to convey to NPS and provide any requisite additional compensation by providing NPS with additional interests in land located within the District of Columbia or by means of cash payment.

- (c) NPS will submit the proposed exchange agreement to the National Capital Planning Commission (NCPC) for review and approval.
- (d) NPS will provide notification and documentation to the Appropriations Committees of the House of Representatives and the Senate for review, and the Appropriations Committees will have a minimum of 30 days in which to complete their review of the proposed exchange.
- (e) If the conclusion of the environmental review process, the appraisal of interests to be exchanged, and review by the Appropriations Committees are satisfactory, the parties will execute the appropriate deeds and other documents necessary to complete the exchange.

This EA provides the results of NPS's environmental review of the proposed exchange in accordance with action item (a) of the exchange process. The EA process commenced in July 2002 and should be completed by February 2002. The EA documents the potential project impacts to natural resources, cultural resources, socioeconomic resources, and transportation and infrastructure. A biological inventory for the NPS Property was completed as part of the EA process and is included herein as Appendix 5.5. Should a springtime biological inventory be conducted for the NPS property, as suggested in the Preliminary Agreement, it would be coordinated by the Foundation and NPS and would be supplemental to this EA process.

The appraisal process that has been initiated as action item (b) of the exchange process includes a market analysis and an evaluation of near-term residential trends in the Georgetown area of Washington, D.C. The appraisal process commenced in July 2002 and should be completed in December 2002.

Under the conditions of the Preliminary Agreement, as amended, if development of the proposed mansion is not initiated within five (5) years from the date the NPS Property is conveyed to the Foundation, the Foundation agrees to convey the NPS Property back to the NPS. The NPS had agreed to deposit the funds equivalent to the appraised value of the NPS Property in an escrow account to be held by the National Park Foundation.

The completion of this EA and the appraisal process is required prior to the review of the proposed exchange agreement by the NCPC and the Appropriations Committees of the House of Representatives and the Senate [i.e., action items (c) and (d) of the exchange process]. Consummation of the exchange [action item (e)] is expected to occur in the spring of 2003.

1.4 Environmental Assessment Process

The proposed land exchange must comply with federal and local environmental and historic preservation laws and procedures, including permits and approvals. As a result, this EA has been prepared by NPS in compliance with NEPA, the Council on Environmental Quality (CEQ) regulations implementing NEPA [40 Code of Federal Regulations (CFR) 1500 – 1508], NHPA, SHPO, ACHP, NCPC, and the environmental policies and procedures of the NPS. The EA characterizes the potential environmental impacts of the proposed exchange agreement and alternatives and also identifies possible mitigation measures to avoid, offset, or minimize the impacts that would be generated by the proposed action.

This EA investigates the direct, indirect and cumulative impacts that the proposed action, as well as alternative actions, would likely have on and in the vicinity of the subject sites. Direct impacts of the alternatives are addressed in the discussion of effects on the NPS Property and Georgetown Properties. Indirect impacts of the alternatives are addressed in the analysis of effects on the Mansion Property, while cumulative impacts are addressed in the evaluation of effects in areas surrounding the subject properties.

It is a policy requirement of NPS to engage in a public scoping process as part of the preparation of an EA. The purpose of the scoping process is to allow citizens and public agencies to identify issues that should be addressed in the EA, including but not limited to, alternatives, potential impacts, and suggested mitigation measures. For the purpose of this EA, the scoping process was undertaken through a public scoping meeting held on August 22, 2002 to inform the public of the proposed exchange agreement and formally ask for public comment on the proposal. NPS notified several Advisory Neighborhood Commissions and citizens' groups, and publicly advertised the time and location of the meeting. Oral comments were received from a variety of individuals and citizen organizations during the meeting. In addition, NPS also received 2 written comment letters from the public. NPS considered all comments received during the scoping meeting and all written comments in preparing this EA.

Agencies and the public are encouraged to review and comment on the contents of this EA. Written comments must be submitted during the official 30-day comment period. Comments should be sent to:

National Park Service
Attn: Mr. Joe Cook
1100 Ohio Drive, S.W.
Washington, D.C. 20242
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The NPS proposes to conduct a public meeting during the 30-day public review period. The date, time, and location of this meeting will be advertised in local newspapers and posted on the Rock Creek Park website. In addition, a meeting notice will be mailed to the individuals and groups on the NPS mailing list.

2.0 DESCRIPTION OF ALTERNATIVES

The Proposed Action under consideration in this EA is the formalization of a *Preliminary Agreement to Exchange Real Property* between the Foundation and NPS that was publicly announced and signed on June 13, 2002 and subsequently amended on November 29, 2002. Formalization of the Preliminary Agreement would allow the Foundation to relinquish its interests in the Georgetown Properties in exchange for the United States' conveyance of the NPS Property with restrictions. Under implementation of the Proposed Action, it is assumed that the Foundation would pursue development of the proposed mayoral mansion and grounds on the consolidated property consisting of the NPS and Mansion Properties.

The following sections provide a detailed description of the Proposed Action, as well as a description of the No Federal Action alternative, the By-Right Development alternative, and the No Build alternative. The No Federal Action alternative would result if the Preliminary Agreement were not implemented but the Foundation still pursued development of the proposed mayoral mansion and grounds on the Mansion Property. The By-Right Development alternative would result if the Foundation were to facilitate private development of the Mansion Property for uses other than the proposed mayoral mansion and grounds. The No Build alternative would result if the Foundation did not pursue development of the Mansion Property.

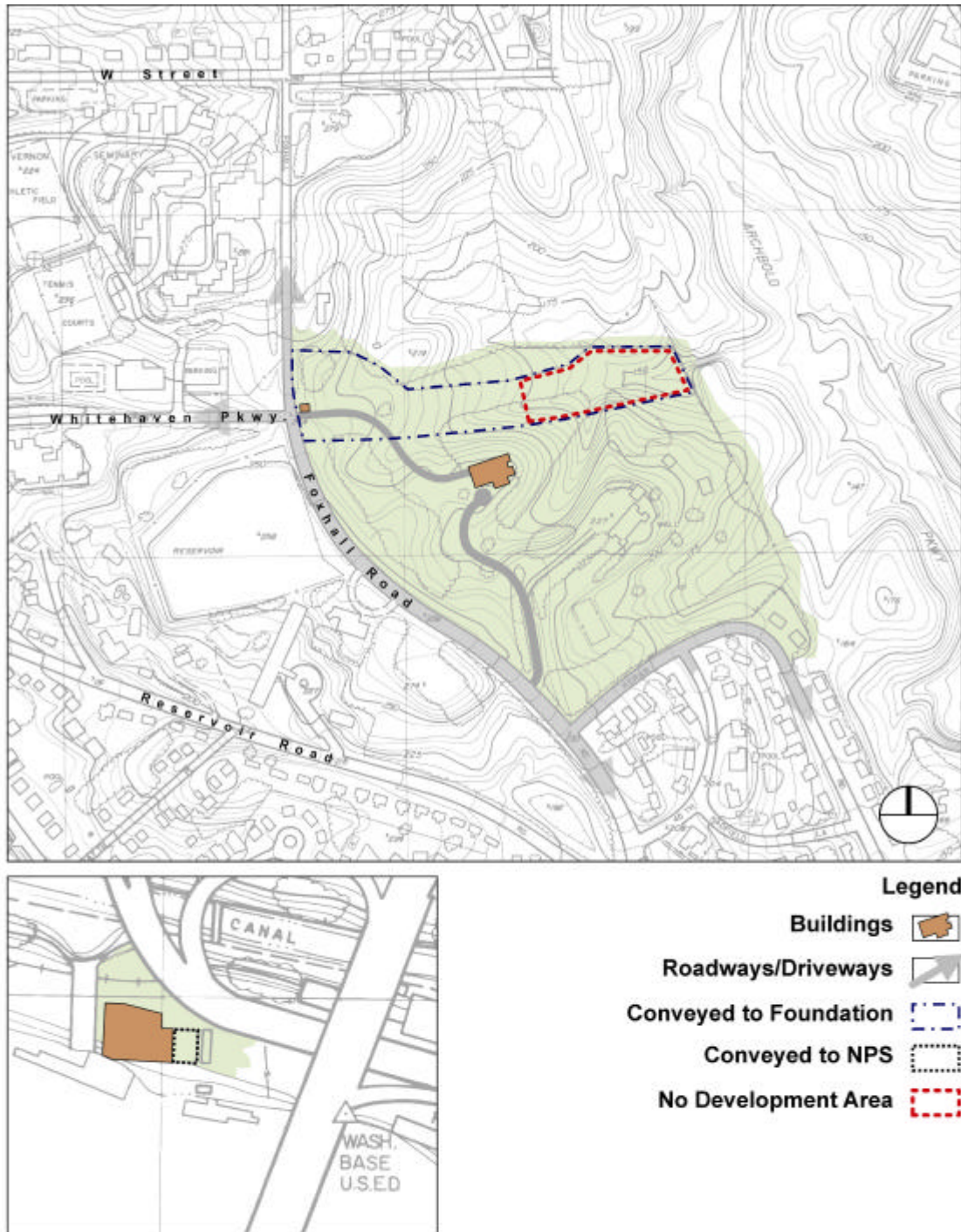
2.1 Proposed Action Alternative

The Proposed Action is the formalization and implementation of the Preliminary Agreement between NPS and the Foundation. NPS and the Foundation have agreed to exchange interests in the NPS and Georgetown Properties and impose certain development restrictions on the NPS Property (illustrated in Figure 2-1a).

The Proposed Action assumes that the NPS Property would be developed by the Foundation under the covenant restrictions agreed upon in the Preliminary Agreement. As proposed, the United States would convey lot 804 to the Foundation while maintaining certain requirements regulating future use of the NPS Property. The Proposed Action would allow the Foundation to develop the proposed mayoral mansion and grounds according to their preference for the location of the mansion on a hill along the northern edge of the Mansion Property with associated improvements, grading, and landscaping implemented on portions of the current NPS Property. More specifically, the Foundation shall not pursue development of buildings or structures of any kind, driveways or other ancillary buildings or structures on the portion of the NPS Property located adjacent to Glover-Archbold Parkway as designated the “no development area” in Figure 2-1a. Covenants also require that new improvements on the balance of the NPS Property shall consist only of perimeter fencing consistent with the fencing currently on the Foundation’s property, a gate and guardhouse for secured access and a driveway connecting from Foxhall Road through to the present Foundation Property. As illustrated in Figure 2-a, the concept for the Proposed Action assumes designation of approximately 35 percent of the NPS Property within the no development area; less than 2,000 linear feet of new fencing; less than 600 linear feet of new driveway (much of which may be located on the Mansion Property); and less than 1,000 built square feet for the guardhouse.

With the proposed exchange of interests in the Georgetown Properties, the Foundation would relinquish in perpetuity its interests in the waterfront property at 3524 and 3526 K Street, N.W. The NPS would utilize the land as parkland to expand opportunities for appropriate park uses including the possible construction of a scholastic boathouse for high schools in the District of Columbia and Maryland, in accordance with the 1987 Georgetown Waterfront Plan, and to protect the character of adjacent NPS Property (see Figure 2-1b).

Figure 2-1a and 2-1b
Proposed Action Alternative



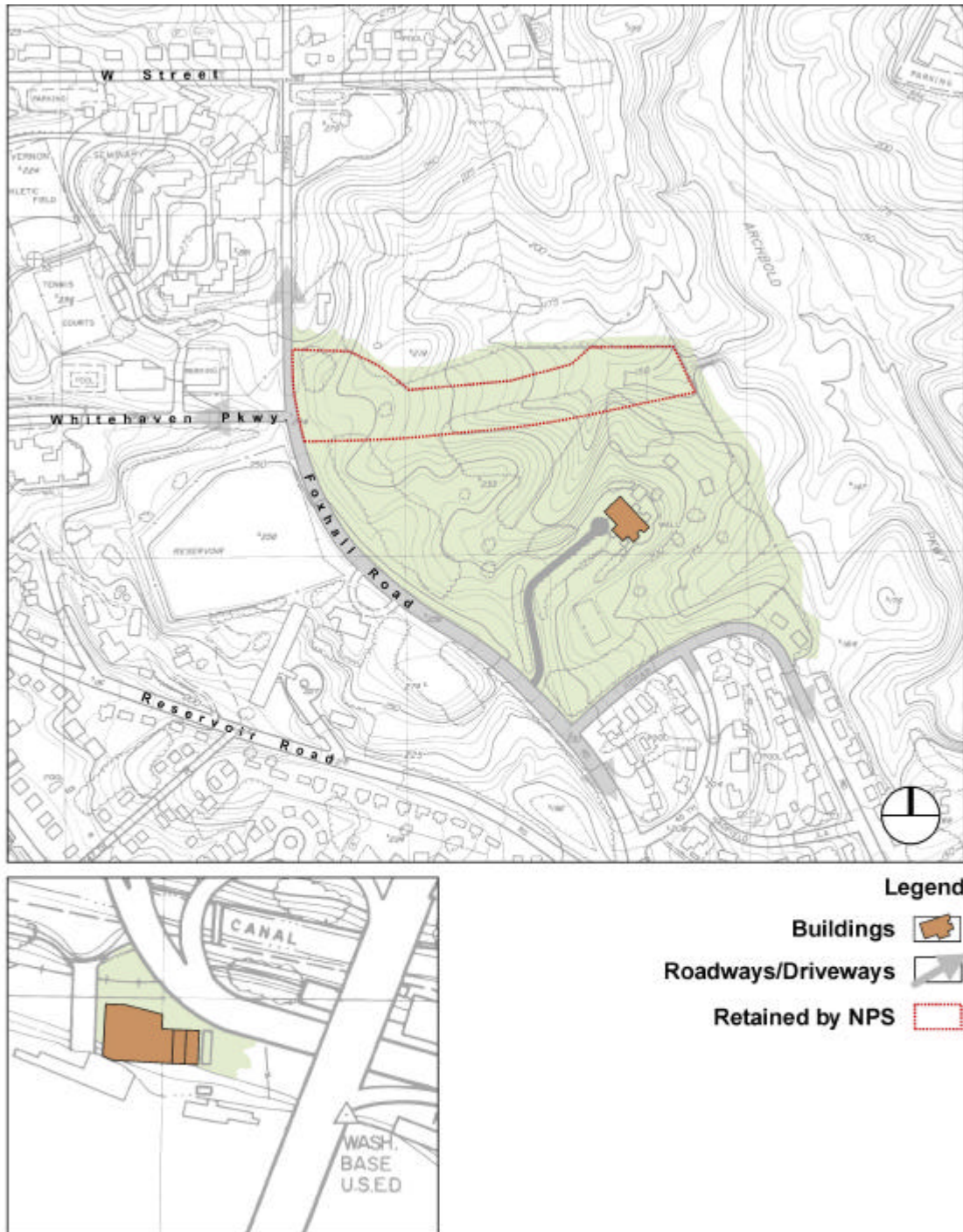
2.2 No Federal Action Alternative

Under the No Federal Action alternative, the Preliminary Agreement would not be finalized and there would be no exchange of land interests between the NPS and the Foundation.

Under the No Federal Action alternative, the United States would retain ownership and management of the NPS Property. Development of the preferred configuration for the mayoral mansion and grounds, utilizing the NPS Property and Mansion Property, would not be possible. It is assumed that the Foundation would implement construction of the mansion on the existing Mansion Property in an alternate configuration. Under these conditions, the proposed mayoral grounds would directly abut the NPS Property (see Figure 2-2a).

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS (see Figure 2-2b). Accordingly, the NPS would not be able to utilize the land for parkland and the property would not help protect the character of adjacent NPS land.

Figure 2-2a and 2-2b
No Federal Action Alternative

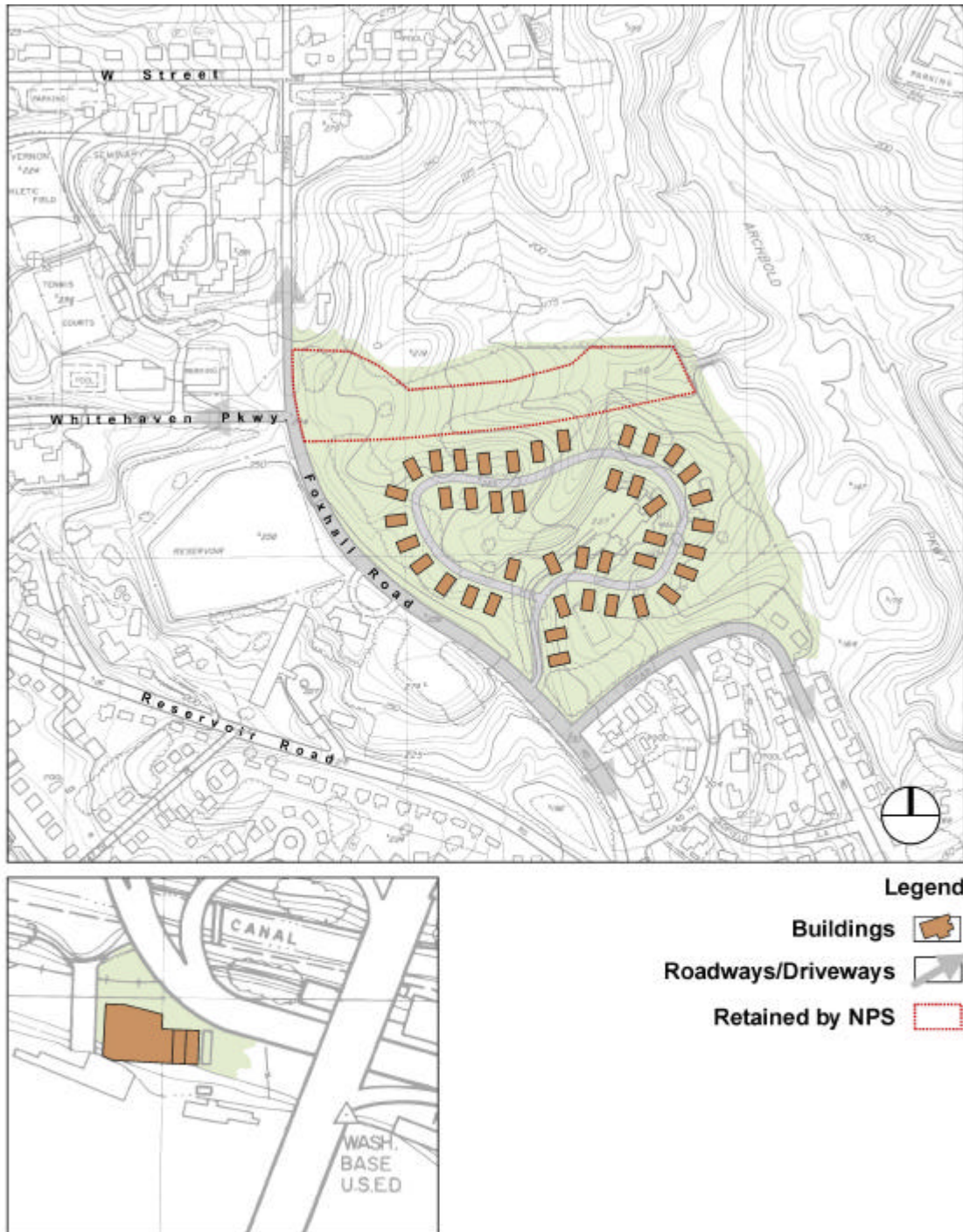


2.3 By-Right Development Alternative

The By-Right Development alternative assumes that the Preliminary Agreement would not be finalized and there would be no exchange of land interests between NPS and the Foundation. Additionally, under the By-Right Development alternative, the Foundation would not achieve its objective to develop the mayoral mansion and would sell the Mansion property to a third party. It is assumed that the new owner would pursue by-right development of the Mansion Property in accordance with current R-1-B zoning of the property. Under such conditions, residential development could be pursued at the maximum allowed density of up to 8 units per acre, as in the planned unit development of Hillandale near the Mansion Property. However, for the purpose of this EA it is assumed that residential development would occur on 1/3-acre lots consistent with the residential area directly south of the Mansion Property. As such, the density would be approximately 3 units per acre (see Figure 2-3a).

As under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS (see Figure 2-3b).

Figure 2-3a and Figure 2-3b
By-Right Development Alternative



2.4 No Build Alternative

The No Build alternative also assumes that the Preliminary Agreement would not be finalized and there would be no exchange of land interests between NPS and the Foundation. Under the No Build alternative, the status of the subject properties would remain unchanged from current conditions indefinitely. The Foundation would not develop the Mansion Property for a mayoral mansion and grounds, by right-development would not be pursued on the Mansion Property, and there would be no change to the Georgetown Properties.

It is unreasonable to assume that development rights would not be exercised on the Mansion Property in some manner. Therefore, the No Build alternative is not a viable option and it has been eliminated from further consideration in this EA.

3.0 AFFECTED ENVIRONMENT

3.1 Natural Resources

Water Resources

NPS Property

Water flows on the NPS property were mapped as part of the Biological Resources Inventory Report, which can be reviewed in Section 5.5 of the Appendix.

The natural drainage patterns of the NPS Property have been altered as a result of past human activity. Rainfall may infiltrate the soils of the property unimpeded by impervious surfaces. In general, drainage follows a depression that leads from west to east across the property. A perennial stream, partially fed by spring flow from the abutting property to the north, is present toward the eastern extent of the NPS Property. Runoff from the NPS Property and surrounding properties drains into the stream. The stream flows east into a culvert beneath an earthen berm that covers a sewer line at the eastern edge of the property.

Wetlands are permanently present on the property in association with the stream.

No portion of the NPS Property is within a Federal Emergency Management Agency-designated 100-year floodplain.

Groundwater flow on the property is unconfined. Groundwater is not used as a source of drinking water or other water supply in the vicinity of the NPS Property.

Mansion Property

The natural drainage patterns of the Mansion Property have been altered as a result of human activity over years, including the development of the Brady mansion and associated facilities. On a majority of the property, excluding the severely compacted land developed with the past mansion and associated facilities, rainfall may infiltrate the landscaped grounds unimpeded by impervious surfaces. In general, drainage occurs overland away from the crests of two knolls located on the property.

There are no perennial streams on the Mansion Property, no wetlands are present on the property, and no portion of the Mansion Property is within a FEMA-designated 100-year floodplain.

Groundwater flow on the property is unconfined. Groundwater is not used as a source of drinking water or other water supply in the vicinity of the Mansion Property.

Georgetown Properties

The natural drainage patterns of the Georgetown Properties have been wholly altered as a result of development of townhouses on the property. Rainfall on a majority of the properties, excluding the small yards between the houses and the Potomac River, lands on the roofs of the townhouses. Drainage from the roofs is collected and enters a closed District of Columbia drainage system.

There are no perennial streams on the Georgetown Properties, and no wetlands are present on the properties. The Georgetown properties are within the FEMA-designated floodplain of the Potomac River.

Groundwater flow on the properties is unconfined, flowing to the southwest into the Potomac River. Groundwater is not used as a source of drinking water or other water supply in the vicinity of the Georgetown Properties.

Geophysical Resources

NPS Property

The NPS Property lies within the physiographic province of the Eastern Piedmont Region, which extends through the western District of Columbia to Rock Creek Park. The underlying rocks in this province are primarily granite, gneiss and schist. The topography of the property consists of rolling hills on the southern portion of the property that fall from around 240 ft elevation relative to mean sea level (elev.) to a drainage area that descends eastward across the property to about 150 ft elev. Soils on the property comprise urban land of the Glenelg, Chillum and Manor complexes. A detailed description of the soils on the NPS Property was prepared as part of the Biological Resource Inventory Report, which can be reviewed in Section 5.5 of the Appendix.

Mansion Property

The Mansion Property has the same general geologic and soil characteristics as the adjacent NPS Property. The topography of the property consists of the side slopes and crests of two knolls at about 240 ft elev., one located centrally on the property and another located toward the northern central extent of the property. A prominent swale falls toward the northeast between the two knolls, descending to join the drainage area of the NPS Property.

Georgetown Properties

The Georgetown Properties lie within the same geologic province as the NPS and Mansion Properties. The topography of the property consists of flat land at about 10 ft elev. (beneath the existing townhouses) descending toward the south to the waterline of the Potomac River. The soils on the property are previously disturbed urban fill.

Vegetation and Wildlife

NPS Property

Detailed descriptions of observed and potential vegetation and wildlife species on the NPS property were prepared as part the Biological Resources Inventory Report, which can be reviewed in Section 5.5 of the Appendix.

In general, vegetation cover on the NPS Property is characterized by successional deciduous forest communities developing from a previous garden area of the Brady Estate. Throughout the property, flora consists of a mixture of native and invasive exotic species, some of which were planted when the property was managed as part of the Brady Estate. Portions of the NPS Property that are subject to higher light conditions are characterized by dense growth of vines and shrubs, both native and exotic. Many of the trees on the property are covered with vines. Over time, the vines would be expected to result in negative effects on tree health.

The waterway of the stream that runs through the NPS Property is considered a sensitive habitat along with its surrounding wetland habitat. While habitat exists on the NPS Property that could potentially be suitable for variety of sensitive plants and animals, no rare, threatened, or endangered plants or animals have been documented on the NPS Property. In addition, no notable rare, threatened or endangered species were detected while conducting the biological inventory for the property. Two types of macroinvertebrates observed during the inventory do belong to genera that contain a few rare species. To ensure the accurate identification of these macroinvertebrates, the observed specimens are currently being identified to the species level by an expert aquatic entomologist at the University of Maryland. It has been described as very unlikely that the specimens would be RTE species, however if they are identified as RTE species, specific measures to protect the species would be coordinated between NPS, the Foundation, and U.S. Fish and Wildlife.

In general, the wildlife identified on the NPS Property consists of species that are common in suburban environments. Unusual wildlife observed on the NPS Property during the biological inventory included a “piebald” whitetail deer. Piebald deer are partially white as the result of a recessive genetic trait that usually becomes more prevalent due to overpopulation and inbreeding of a deer herd.

The NPS property likely provides little value as a biological connector due to its location. The property provides little value as a north-south corridor as development occurs in both directions. While the property connects to Glover-Archbold Park on its east end and a partially wooded privately owned lot to the north, the property’s west end is adjacent to a busy 2-lane paved road. Therefore, the property provides little value as an east-west corridor because there is no existing continuous expanse of habitat immediately west of the property, and the property essentially funnels wildlife into Foxhall Road.

Mansion Property

A mix of manicured lawn, planted landscape, and patches of remnant deciduous forest characterize vegetation on the Mansion Property. The remnant forest patches on the property consist of a mixture of native and invasive exotic species. Edges of the forest patches are subject to higher light conditions and are characterized by deleterious vine growth.

The Mansion Property adjoins the forested NPS Property and Glover-Archbold Park. Many of the terrestrial wildlife species that utilize the NPS properties could potentially occur on the contiguous Mansion Property.

No rare, threatened, or endangered plants or animals have been documented on the Mansion Property. The character of the property does not indicate suitable habitat for sensitive species, however the property has not been thoroughly surveyed for such occurrences.

Georgetown Properties

The landscaping of the Georgetown Properties consists of hardscape except for grass and remnant river edge trees near the water line of the Potomac River. The land is isolated from other habitat by built structures.

Due to the greater urban environment within which the Georgetown Properties are situated, the original wildlife species that once inhabited the property have largely been displaced during years of development. The remaining wildlife community on the property is composed primarily of species that are tolerant of developed conditions such as frogs, squirrels, rats, mice and urban birds such as pigeons, sparrows, and starlings.

There has been no documentation of rare, threatened, or endangered plants, animals or insects on the Georgetown Properties. There is no evidence of habitat for such species on the property.

Air Quality

In response to the Clean Air Act of 1970 and the Clean Air Act Amendments of 1977 and 1990, the U.S. Environmental Protection Agency (EPA) has established National Ambient Air Quality Standards (NAAQS) for the protection of human health and welfare. Current NAAQS are set for carbon monoxide (CO), ozone (O₃), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), lead (Pb), particulate matter equal to or less than 10 microns in size (PM₁₀) and fine particulate matter (PM_{2.5}). The EPA assesses the status of compliance with the NAAQS for geographic regions specified throughout the United States. Regions that meet the NAAQS are called “attainment areas,” while regions that do not meet the NAAQS are called “non-attainment areas.” Areas that have been reclassified from non-attainment to attainment status are called “maintenance” areas.

The proposed action would be located within the National Capital Interstate Air Quality Control Region (NCIAQCR). This region includes Washington, D.C.; Montgomery, Prince George’s, Calvert, Charles, and Frederick counties in Maryland; and Arlington, Fairfax, Loudoun, Stafford, and Prince William counties in Virginia; and the City of Alexandria, Virginia. Air pollutant concentrations are measured at monitoring stations throughout the NCIAQCR to evaluate the air quality of the area and to determine compliance with the NAAQS. Ambient air monitoring is conducted in accordance with EPA approved methodologies, standard operating, and quality assurance procedures.

The air in the Washington, D.C., metropolitan area has exceeded the Federal health standard for ozone in 19 of the last 20 years and the region has been designated by the EPA as a “serious non-attainment area” for ozone (EPA, 2001). The number of days per year of violation ranged from a low of 2 to a high of 27. [Federal law allows only one violation of the standard a year (averaged over 3 years) in any one location in the region]. The highest levels of ozone generally occur during the summer, from early May to late October, when the increased temperature and sunlight intensity enhance its formation.

Ozone is a colorless gas with a pungent odor that causes eye irritation and impairment of respiratory function. O₃ is formed in, and downwind from, urban areas when sunlight and high temperatures cause photochemical reactions between emissions of volatile organic compounds (VOCs), and oxides of nitrogen (NO_x), called O₃ precursors. Major sources of VOC include, but are not limited to, motor vehicles, gasoline storage facilities and refueling stations, bakeries, lawnmowers, consumer products and boats. Principal sources of NO_x, which is produced by combustion, include motor vehicles, construction equipment, fossil fuel-fired power plants, and open burning (MWCOG 2000).

In the greater metropolitan Washington, D.C. region, automobile traffic is also a principal source of CO. While it is difficult to associate ozone levels with local traffic levels, because ozone is not emitted directly, CO is directly emitted and concentrates locally around heavily traveled roadways and congested intersections. CO levels tend to be highest in the winter when cold weather causes automobiles to burn gas less efficiently.

Noise Levels

Noise is generally defined as unwanted or objectionable sound. The effects of noise on people can include general annoyance, interference with speech communication, sleep disturbance and, in the extreme, hearing impairment. Most environmental noise includes a conglomeration of frequencies from distant sources, which create a relatively steady background noise in which no particular source is identifiable.

Noise levels are measured on a logarithmic scale expressed in decibels (dB). It is widely accepted that the average healthy human ear can barely perceive noise level changes of 3 dBA. Based on the results of many acoustical studies, it has been further accepted that a 5-dBA change is readily perceptible, and a 10-dBA increase is perceived as twice as loud (Caltrans 1998). Human hearing is less sensitive at low frequencies and extremely high frequencies than at mid-range frequencies. Therefore, a method called “A-weighting” is used to filter noise frequencies that are not audible to the human ear. The typical A-weighted noise levels (dBA) associated with various common noise producers are listed in Table 3-1.

While an A-weighted sound level indicates the level of environmental noise at a particular instant, ambient community noise levels vary continuously. Average noise levels over a period of minutes or hours are expressed as dBA L_{eq} , the equivalent median noise level for that period of time. The period of time for the average is specified by denoting the number hours monitored (for example, “ $L_{eq}(3)$ ” denotes a three-hour average). Average noise level standards for land use compatibility are established by various agencies and jurisdictions. A person may not cause or permit noise levels that exceed these noise standards.

Noise sensitive receptors are generally considered to be human activities or land uses that may be subject to the stress of significant interference from noise. Land uses associated with sensitive receptors include residential dwellings, mobile homes, hotels, motels, hospitals, nursing homes, education facilities, and libraries. Sensitive receptors may also include threatened or endangered noise-sensitive biological species. Sensitive noise receptors within the vicinity of the subject sites include educational and residential land uses near the NPS and Mansion Properties, potential raptor nests on the NPS Property, and the residential dwelling and boathouse adjacent to the Georgetown Properties.

Table 3-1 Typical Noise Levels

Common Outdoor Activities	Noise Level dBA	Common Indoor Activities
Jet Fly-over at 1,000 feet (300 meters)	--110--	Rock Band
Gas Lawn Mower at 3 feet (1 meter)	--100--	
	--90--	
Diesel Truck at 50 feet (15 meters), at 50 mph (80 km/hr)	--80--	Food Blender at 3 feet (1 m) Garbage Disposal at 3 feet (1 meter)
Noisy Urban Area, Daytime		
Gas Lawn Mower, 100 feet (30 meters)	--70--	Vacuum Cleaner at 10 feet (3 meters)
Commercial Area		Normal Speech at 3 feet (1 meter)
Heavy Traffic at 300 feet (90 meters)	--60--	
		Large Business Office
Quiet Urban Daytime	--50--	Dishwasher Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference
Quiet Suburban Nighttime		Room (Background)
	--30--	Library
Quiet Rural Nighttime		Bedroom at Night, Concert
	--20--	Hall (Background)
		Broadcast/Recording Studio
	--10--	
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing
<i>Source: Caltrans 1998.</i>		

Hazardous MaterialsNPS Property

Given the current undeveloped character of the NPS Property, and because there has been no known past development of the property, the likelihood of encountering hazardous materials the property is considered extremely low. The NPS will be conducting a Level 1 pre-acquisition survey on this property.

Mansion Property

The development and use of the Mansion Property as a residential estate does not suggest the presence of hazardous materials on the property. Additionally, the Foundation has conducted a Phase I Environmental Site Assessment on the property. The results of the assessment indicated no presence of hazardous materials on the property.

Georgetown Properties

The current residential use of the Georgetown Properties does not suggest the presence of hazardous materials on the property. Additionally, there are no known records identifying hazardous uses or materials on the property. Therefore, the presence of hazardous materials on the property is unlikely. The NPS will be conducting a Level 1 pre-acquisition survey on these properties.

3.2 Cultural Resources

In compliance with Section 106 of the National Historic Preservation Act, consultation regarding the proposed land exchange has been conducted with NPS officials and the District of Columbia Office of Historic Preservation. Historic and cultural resources in the general area around the subject properties date from the earliest human occupation of the New World to the 20th Century. This section describes the prehistoric and historic setting of the subject properties, the known archaeological, historic and cultural resources potentially affected by the alternatives, and the visual character of the area as it relates to the cultural attributes of the subject properties.

Archaeological Resources

The area around the subject properties was likely inhabited in prehistoric times. The Potomac River, Rock Creek, nearby streams, and the Fall Line formed corridors for the movement of prehistoric populations, provided game animals and fish for food sources, and the area's bedrock offered quartzite for making tools and weapons. There is documentary evidence of 18th and 19th century habitations in Georgetown and the surrounding area.

NPS Property and Mansion Property

There is documented evidence of prehistoric sites around the stream that runs through the Glover-Archbold Park. The stream's proximity to both the NPS and Mansion Properties indicates that these properties are likely to have contained prehistoric artifacts in the past. However, late 19th and 20th century construction activities have disturbed the NPS Property to the degree that there is very little probability of any remaining intact archaeological resource eligible for listing on the National Register (Potter 2002). The Mansion Property has been similarly disturbed, but artifacts indicating prehistoric activities have been observed on that property (Potter 2002).

Georgetown Properties

There are no known archaeological resources on the Georgetown Properties.

Historic and Cultural Resources

NPS Property and Mansion Property

Historically, the NPS Property was the property of the Brady family estate. Remnants of a pond have been observed on the property, likely a landscape feature of the estate from the late 19th century.

The Mansion Property, known previously as Valley View Farm and the Brady Estate, was established in 1936 by heiress Elinor Morse Ryan. Ryan married naval officer Parke Howell Brady in 1939. During their marriage, the couple spent much time abroad and rented the home to a series of tenants, including cereal heiress Marjorie Merriweather Post who lived there while Hillwood was being built. In 1996, the property was bought by Sheik Hamad bin Jassim bin Jabar Al-Thani, foreign minister of the emirate of Qatar and a member of its ruling family. At the time, Al-Thani said he would renovate the mansion and live there. He did not, and the property went on the market in July 2000. The Casey Foundation purchased the property in 2001.

Historic and cultural resources located in the vicinity of the NPS and Mansion properties include:

Glover-Archbold Park - Glover-Archbold Park is a National Park Service property that runs along Foundry Branch from the Potomac River to Van Ness Street, N.W. The 183-acre park was established in 1923, when Charles C. Glover, a former Riggs Bank executive, and Anne Archbold, a Standard Oil heiress, donated the land to be used as a bird sanctuary. The park was listed as a District of Columbia Historic Landmark in 1964.

Foxhall Village - The Tudor-style Foxhall Village is south of the Mansion Property between Foxhall and Reservoir roads and 44th Street NW, next to Glover-Archbold Park. The community was built in the late 1920's by Washington developer Harry Boss and the attached houses were intended to be replicas of houses in Bath, England.

German Embassy - The German Embassy is located at 4645 Reservoir Road. The complex, which includes the Chancery and the Ambassador's residence, is situated on a nine-acre parcel at the corner of Foxhall and Reservoir roads.

Georgetown Properties

The townhouses on the Georgetown Properties were built in 1959 and are not historic structures. However, the Georgetown Properties are in proximity to a number of historic and cultural resources. The properties are located within the Old Georgetown Historic District and the Potomac Gorge Historic District and are adjacent to the Potomac Boat Club and the Key Bridge.

Old Georgetown Historic District (National Register) - The Georgetown Properties are located within the Old Georgetown Historic District, which was created in 1950 by an Act of Congress. The district is generally bounded by Reservoir Road and Whitehaven Parkway on the north, Rock Creek Park on the east, the Potomac River on the south and Glover-Archbold Park on the west. The District was placed on the National Register of Historic Places and listed as a National Historic Landmark in 1967.

Potomac Gorge Historic District (DC Landmark) - The Potomac Gorge, also known as the Potomac Palisades, extends approximately 15 miles from Great Falls to Georgetown and includes the area along the Potomac River upstream of the Key Bridge. The district was listed as a District of Columbia Landmark in 1964.

Potomac Boat Club (National Register) - The Potomac Boat Club is located at 3530 K Street, N.W., immediately west of the proposed site. The club, which was constructed circa 1870, was listed as a District of Columbia Landmark in 1973 and was listed on the National Register of Historic Places in 1991.

Francis Scott Key Bridge (National Register) - The Key Bridge was built in 1923 over the Potomac River between the Georgetown section of Washington, DC and Arlington County, Virginia. The bridge was designed by architects Wyeth and Sullivan and incorporates five large segmental arches. The bridge was named in honor of Revolutionary War figure Francis Scott Key, whose house stood near the Georgetown terminus. The bridge was renovated in 1987.

Potomac Aqueduct Bridge Abutment and Pier Ruins (DC Landmark) - The nearby abutment and ruins are the remnants of the canal aqueduct over the Potomac River and are part of the historical Alexandria Canal. Their construction in 1841, which involved pinning the pier pilings to the bedrock 35 feet under the waterline, represents a major achievement in early 19th century engineering. The remnants are owned by the District and were designated a District of Columbia Landmark in 1973.

Visual Resources

The character at and around the subject properties determines the area of visual influence for the alternatives.

NPS Property and Mansion Property

The NPS Property is covered by forest, open shrubland, and wetland. The Mansion Property is a mix of wooded and manicured lawn areas. There is vegetation along the perimeter of the property, especially the northern edge by the NPS property and the southern edge, adjacent to the Berkley neighborhood.

To the south of the properties, Foxhall Village is characterized by large houses on well-manicured lawns. To the west and northwest of the properties, the area is characterized by large schools and institutions set on landscaped lots. To the east of the properties, Glover-Archbold Park is a densely vegetated area with mature plant materials. The park's topography consists of rolling hills similar to the NPS and Mansion Properties. The parkland descends in elevation gradually from north to south.

Traveling toward the north on Foxhall Road, potential views of the Mansion Property exist where Foxhall Road begins to bend to the west past the intersection of Hoban Road. In the summer, full vegetation obscures views of much of the property from the road. In the winter, filtered views are possible from selected portions of the roadway.

Georgetown Properties

The mix of open recreation areas, asphalt parking lots, and office/warehouses surrounding the Georgetown Properties add to an urban appearance. The Georgetown Properties offer pleasant views to the Potomac River, the adjacent boathouse, and other boating areas but are isolated from the vibrant streets of Georgetown and shaded by the Whitehurst Freeway above. This visual isolation adds to the secluded character of the area.

3.3 Socioeconomic Environment

Land Use

All three of the subject properties are located in the Northwest quadrant of Washington, D.C. Land uses in the study area were inventoried to characterize the surrounding context of the project sites. Land use patterns in the study area were compiled from observations during field inspections, aerial photography, maps, existing plans and the Washington, DC land use maps and zoning designations.

NPS Property and Mansion Property

The NPS Property is approximately 4 acres of partially wooded regenerating open space. It is bounded by the intersection of Foxhall Road and Whitehaven Parkway on the west, the vacant land of the former Phillips Estate on the north, Glover-Archbold Park on the east, and the Mansion Property on the south.

The Mansion Property is approximately 17 acres of mixed wooded and cleared residential land. The property is bounded by Foxhall Road on the west, the NPS Property on the north, Glover-Archbold Park on the east, and the Berkeley neighborhood on the south. There is a black, eight-foot steel security fence around the western, southern and eastern property lines.

The properties are surrounded by residential, institutional, community facilities and park uses. Surrounding residential land uses include larger homes, as well as diverse neighborhoods of small homes and townhouses. Nearby institutional uses include Mount Vernon College of the George Washington University, and the German Embassy, which are located across Foxhall Road to the west of the two properties. Nearby parks include Glover-Archbold Park to the east, and a field associated with the federal reservoir system directly across Foxhall Road to the west.

Georgetown Properties

The properties, which are located at 3524 and 3526 K Street, compose approximately 1/10 of an acre. The properties are improved with two adjoining brick townhouses. A third adjoining townhouse at the west end of the row (3528 K Street) is privately owned. The row of townhouses is adjacent to the Potomac Boat Club on the west; K Street/Water Street on the north; Jack's Boats, NPS Parkland and the Key Bridge on the east; and the Potomac River on the south. Although the buildings were constructed for residential use, research and site reconnaissance indicates that businesses operate out of the townhouses.

Surrounding uses include commercial, institutional, and open space. Boating uses, such as the Potomac Boat Club and Jack's Boats flank the properties on the east and west. There are a number of office and residential buildings located along Water Street to the east of the property. The 10-acre Georgetown Waterfront Park, which is planned to be developed as a park from Washington Harbor to the Capital Crescent Trail, is located to the east.

Planning Policies

The Comprehensive Plan for the National Capital, including the Federal Elements (1984, updated 2001) and District of Columbia Elements (1977-1984, updated 1990), provides long-range guidance for planning and development in the District. Specifically, the parks, open space, and natural features element of the Federal Elements contains policies relevant to the management of parks.

As part of the Home Rule Act in 1973, Advisory Neighborhood Commissions (ANCs) were established to provide official citizen representation to other governmental bodies. Currently all of the properties are within ANC2E; however, there is a proposal to include the NPS and Mansion Properties as part of ANC 3D as part of a redistricting effort associated with the November 2002 elections.

NPS Property and Mansion Property

The Federal Elements of the Comprehensive Plan provide that:

“...threads of natural green areas throughout the District including Rock Creek Park and its tributary parks... like Whitehaven Parkway and Glover-Archbold Park... should continue to serve as important natural resources areas... and should be protected and maintained to provide open space amenity for residential areas of the city... These natural areas should be protected from border development that would adversely impact their natural resources and visual quality. The use of generous building setbacks, height controls, the donation of scenic easements, or the transfer of development rights from adjacent landowners should be pursued to ensure protection.

The District of Columbia *Generalized Land Use Map* (1995), which is part of the Comprehensive Plan for the National Capital, designates the NPS Property as “parks, recreation, and open space” and designates the Mansion Property as “low-density residential.”

Currently both properties are within the Foxhall/Georgetown Reservoir Neighborhood Ring in Ward 2 of the District of Columbia. The *Ward 2 Plan* specifically states that:

“1362.2 The Foxhall/Georgetown Reservoir community is very concerned with rising traffic volumes and congestion along Foxhall Road, Reservoir Road and MacArthur Boulevard, and with potential traffic effects and spillovers into their residential area due to possible changes on Canal Road, including a proposed enlarged entrance to Georgetown University. Riverside Hospital and Georgetown Day School, as major institutions at the eastern choke-point area of MacArthur Boulevard, are a source of continuing concern due to traffic generation that aggravates rising commuter traffic from west to east; their pledges to work with neighborhood groups to solve problems will continue to be important.”

While private properties within the District of Columbia are subject to the zoning regulations of the District of Columbia, the regulations have no jurisdiction over U.S. Government properties. Therefore, the NPS Property is not zoned.

The Mansion Property is zoned R-1-B. This zoning category permits matter-of-right development of single-family residential uses for detached dwellings with a minimum lot width of 50 feet and a minimum lot area of 5,000 square feet. The zoning allows maximum lot occupancy of 40 percent for residential uses and 60 percent for all other permitted uses and a maximum height of three stories/forty feet. The zoning allows a 25-foot minimum rear yard and eight-foot minimum side yard. As previously discussed, the R-1-B zoning translates to by-right development of up to eight homes per acre.

Georgetown Properties

The District of Columbia *Generalized Land Use Map* (1995), which is part of the Comprehensive Plan for the National Capital, designates the Georgetown Properties as “parks, recreation, and open space.” In addition, the parks, open space and natural features element of the Federal Elements specifies that the Georgetown waterfront should be publicly owned except at planned locations where private development would be permitted (e.g. Washington Harbour).

The property is within the Georgetown Neighborhood Ring in Ward 2 of the District of Columbia. The Ward 2 plan specifically states that:

“1360.2..... there is [continuing] concern about the impact of development and the crowds on the ambience of commercial and residential Georgetown. Public safety is a [continuing] concern among Georgetown residents and business people. Continuing efforts are needed to address concerns of development impacts, traffic impacts and crowds on residential areas and public safety.

The *Georgetown Waterfront Park Plan*, which was proposed by the National Park Service and approved in 1987 by the National Capital Planning Commission (NCPC), has not been fully implemented. The 1987 plan proposes the acquisition of the waterfront townhouses, specifically:

“A. Waterfront Offices—This proposal would involve the fee acquisition and demolition by the National Park Service of a structure originally built as three 3-story townhouses. These properties represent an inappropriate use in the park which is not water-related or water-dependent.”

The approved plan further recommends eventual NPS development of a scholastic boathouse for high school rowing programs in the general area currently occupied by the townhouses.

Phase 1 of NCPC’s *Washington’s Waterfront Initiative* (1999) proposed the completion of the 1987 Waterfront Plan, development of a streetscape plan for K Street, and establishment of development guidelines.

The Georgetown Properties are zoned W-1. W-1 zoning permits matter-of-right low-density residential, commercial, and certain light industrial development in waterfront areas. It permits a maximum lot occupancy of 80 percent for residential use, a maximum FAR of 2.5 for residential and 1.0 for other permitted uses and a maximum height of forty feet.

Demographics and Environmental Justice

The 2000 United States Census, which is the most recent and comprehensive data set available, provides the basis for analyzing demographic composition of the study areas. Population, household, and housing unit data are provided to convey the most relevant demographic information. As of the time of this analysis, 2000 income data had not been released; therefore, 1998 income information furnished by the State Data Center was used.

Executive Order 12898¹ requires Federal agencies to: 1) identify any disproportionately high and adverse effects on human health or human environment of minority and/or low-income populations resulting from Federal programs, policies, and activities, and 2) identify alternatives that may mitigate these impacts. Characterization of a group of persons as an “environmental justice community”² requires the fulfillment of one of following three criteria:

- a minority population of the affected area that exceeds 50 percent;
- a low-income population of the affected area that is less than 50% of the median income of a comparison population (e.g. the District of Columbia); or
- a minority population meaningfully greater than the minority population percentage in the general population, or other appropriate unit of geographic analysis.

NPS Property and Mansion Property

Both properties are within Block Group 2 in Census Tract 8.02. This block group is roughly bordered by Foxhall Road to the west, W Street to the north, the eastern edge of Glover-Archbold Park to the east, and the intersection of MacArthur Boulevard and Canal Road to the south. According to the 2000 U.S. Census, there are 1,062 residents in this area. The population is not as racially diverse as the District of Columbia; 8 percent of the study area population is minority, compared to 69 percent in the District as a whole. The average household size of 2.59 is higher than the District’s average of 2.16. The area has 419 housing units, of which only 2 percent are vacant; this vacancy rate is substantially lower than the District’s rate. The area has a high percentage of owner-occupied units - 77 percent, compared to 41 percent owner-occupied units in the District.

¹ “Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations” (1994).

² Defined as “a neighborhood or community, composed predominantly of persons of color or a substantial proportion of persons living below the poverty line that is subjected to a disproportionate burden of environmental hazards and/or experiences a significantly reduced quality of life relative to surrounding or comparative communities.”

Table 3-2 Demographic Data: NPS and Mansion Properties

Category	Block Group 2, Census Tract 8.02	District of Columbia
Total Population	1,062	572,059
% Minority	8%	69%
Total Households	410	248,338
Av. Household Size	2.59	2.16
Total Housing Units	419	274,845
% Vacant	2%	10%
% Owner-Occupied	77%	41%

Source: U.S. Census, 2000, Summary Tape File 1

Based on 1998 information by Census Tract, median household income in this area is \$92,546. This income level is substantially higher than the citywide median household income of \$43,011, placing this area in the top quartile of the city.

Analysis of race and income information for the area around the subject properties indicates that there are no environmental justice communities in this area.

Georgetown Properties

The Georgetown Properties are located in Block Group 4, in Census Tract 2.02. This block group is bordered by Georgetown University to the northwest, P Street between 37th and 35th Streets to the north, M Street to the northeast, Wisconsin Avenue to the east, and the Potomac River to the south. According to the 2000 U.S. Census, there are 1,017 residents in the area. Of the population, 14 percent is minority, compared to 69 percent in the District as a whole. The average household size of 1.93 is lower than the District's average of 2.16. The area has 562 housing units, of which 7 percent are vacant. Fifty-three percent of the occupied units are occupied by owners, compared to 41 percent owner-occupied units in the District.

Table 3-3 Demographic Data: Georgetown Properties

Category	Block Group 4, Census Tract 2.02	District of Columbia
Total Population	1,017	572,059
% Minority	14%	69%
Total Households	523	248,338
Av. Household Size	1.93	2.16
Total Housing Units	562	274,845
% Vacant	7%	10%
% Owner-Occupied	53%	41%

Source: U.S. Census, 2000, Summary Tape File 1

Based on 1998 information by Census Tract, median household income in this area is \$121,133. This income level is substantially higher than the citywide median household income of \$43,011, placing this area in the top quartile of the city.

Analysis of race and income information for the area around the subject properties indicates that there are no environmental justice communities in this area.

Community Facilities

There is no public use of the NPS Property, Mansion Property, or Georgetown Properties. The properties do not contain trails or other public use amenities.

Community and public facilities have been identified in the vicinity of the three subject properties using a variety of sources, including maps, internet research, site reconnaissance, and local government documents. As documented in the following sections, facilities in the vicinity of the properties fall into three broad categories:

- *Parks and Recreation Facilities*, which include federal and local parks, open areas, and recreation center;
- *Educational Facilities*, which include schools, continuing education centers, and libraries; and
- *Public Safety Services*, which include police, fire, emergency medical services (EMS), and healthcare.

NPS and Mansion Property

Parks and Recreation Facilities: Glover-Archbold Park, which is adjacent to the NPS and Mansion properties, offers natural open space and hiking trails. The 3.1-mile Glover-Archbold Trail runs from Van Ness Street to the Capital Crescent Trail and the C & O Canal Tow Path. Glover-Archbold Park physically connects to Whitehaven Parkway to the east that, in turn, connects to Rock Creek and Potomac Parkway by way of Dumbarton Oaks and Montrose Parks. Foxhall Park, an unstaffed park in the DC park system, is located at 4800 Ashby Street northwest of the study area. Hardy Recreation Center at 45th and Q Streets offers a variety of athletic fields, courts and picnic areas.

Educational Facilities: There are a number of private schools in the area: St. Patrick's Episcopal School, the Lab School of Washington, Our Lady of Victory Catholic School, the lower/middle school of Georgetown Day School, Rock Creek International School, the River School, and the Field School. Mount Vernon College at the George Washington University is located on a 23-acre wooded campus at the intersection of Whitehaven Parkway and Foxhall Road, northwest of the NPS and Mansion properties. Libraries in the area include the Palisades Regional Branch Library, which is located northwest of the properties at 4901 V Street.

Public Safety Services: The study area is within District Two, Police Service Area 203 of the Washington, D.C. Metropolitan Police Department. The closest Fire and Emergency Medical Services Company to the study area is Engine Company 29 (Truck Company 5), which is located at 4811 MacArthur Boulevard. The closest medical facility is Georgetown University Medical Center at 37th and O Streets.

Georgetown Properties

Parks and Recreation Facilities: The Georgetown Properties are within the designated boundary of the Georgetown Waterfront Park, land that is to be developed into a NPS park, and is also surrounded by an abundance of other parks and recreation facilities. The Potomac River and the C & O Canal offer numerous activities for outdoor enthusiasts, such as boating, canoeing, and birdwatching. The adjacent Potomac Boat Club and nearby Washington Canoe Club offer organized rowing practices and races. Biking, hiking and walking activities are accommodated along the nearby Capital Crescent Trail and the C & O Canal Towpath. The Capital Crescent Trail is an 11-mile, rail trail that starts at Water Street under the Whitehurst Freeway and the Key Bridge and ends in Bethesda, Maryland. The C & O Canal National Historical Park runs for 184.5 miles from Washington, D.C. to Cumberland, Maryland and the Towpath is part of the National Park Service's Potomac Heritage National Scenic Trail. The Georgetown Recreation Center is an additional recreation resource in the area.

Educational Facilities: Nearby educational facilities include Georgetown University, Holy Trinity School, and Hyde Elementary School. Libraries in the area include the Georgetown Regional Branch Library, which is located at 3260 R Street near Wisconsin Avenue.

Public Safety Services: The study area is within District Two, Police Service Area 205 of the Washington, D.C. Metropolitan Police Department. The closest Fire Department to the study area is Medic Unit 2R, 5th Battalion, which is located at 3412 Dent Place. The closest medical facility is Georgetown University Medical Center at 37th and O Streets.

Economics

The Georgetown/West End submarket is an active market for smaller commercial real estate property. Average DC asking rent for office space is \$38.33 per square foot; average asking rent for the 44 active Georgetown/West End properties is slightly lower at \$31.50. The vacancy rate for all office buildings in the Georgetown submarket is 6.2%, which is slightly higher than the citywide average of 5.7%. In general, the area is not considered an optimal location for large commercial office buildings because of the area's lack of a Metro station, the low availability of convenient parking, and the relatively high parking costs.

The retail market in the Georgetown area is a mix of national upscale retail outlets, smaller local or regional outlets, and restaurants. The primary concentration of retail outlets and restaurants is located along M Street and Wisconsin Avenue. Neighborhood-oriented retail, such as convenience stores and service stations, is located farther from the retail core.

A search of residential properties for sale in the 20007 zip code revealed that there are 74 active properties. The asking prices of the properties range from \$5.95 million for a property on the Georgetown Waterfront to \$88,000 for a property in Glover Park. The median asking price for the active properties was \$895,000.

Property tax currently received from the properties is based on information received from the DC Office of Tax and Revenue. Class 1 property, which is residential real property (including multi-family), is taxed at \$0.96 on each \$100 of the assessed value of the property. Class 2 property, which is commercial, industrial, hotels, and vacant or abandoned real property, is taxed at \$1.85 on each \$100 of the assessed value of the property.

NPS Property and Mansion Property

The NPS Property, which is Lot 804 of Square 1346, has a Tax Year 2003 estimated assessment of \$2,361,679. No property tax is received from this site because it is owned by the Federal government.

The Mansion Property is comprised of Lots 3, 4, 801, 802 and 803 (which is comprised of Lots 823 and 824) of Square 1346. Estimated Year 2003 assessments and payables taxes for these lots are enumerated below.

Table 3-4 Property Tax Data: Mansion Property

Lot Number	Proposed 2003 Property Value	Proposed 2003 Property Tax
Lot 3	\$ 350,570	\$3,365
Lot 4	\$ 216,200	\$2,075
Lot 801	\$ 468,980	\$4,502
Lot 802	\$ 234,680	\$2,253
Lot 823	\$ 4,519,620	\$43,388
Lot 824	\$ 5,405,410	\$51,892
Total	\$11,195,460	\$107,475

Georgetown Properties

The properties include Lot 808 (3524 K Street) and Lot 810 (3526 K Street) of Square 1179. Based on Tax Year 2003 preliminary estimates, Lot 808 has an estimated assessment of \$537,640 (\$179,040 of which is the land value). A payable tax of \$ 5,161 is estimated for this property. Based on Tax Year 2003 preliminary estimates, Lot 810 has an estimated assessment of \$371,690 (\$100,740 of which is the land value). A payable tax of \$ 3,568 is estimated for this property.

3.4 Transportation and Urban Systems

The subject properties are accessible from a regional transportation network that consists of several modes of transport. This section addresses the transportation system components that are applicable to the alternatives including automobile transportation and alternative transportation modes (including public transportation, bicycle, and pedestrian systems).

Automobile Transportation

NPS Property and Mansion Property

The property line between the NPS and Mansion Properties is adjacent to the intersection of Whitehaven Parkway and Foxhall Road. There is no existing vehicular access or parking associated with the NPS Property. As indicated by remains evident on the NPS Property, movement of deer across Foxhall Road results in recurring deer kills by automobiles.

Existing vehicular access to the Mansion Property is from Foxhall Road to the south of this intersection. Parking for visitors to the Mansion Property is located entirely within the boundary of the property.

Heavy congestion is currently created at the intersection of Whitehaven Parkway and Foxhall Road by traffic associated with George Washington University at Mount Vernon College and the St. Patrick's Episcopal, Our Lady of Victory, and the Lab School located along Whitehaven Parkway between Reservoir Road and Foxhall Road. To address this congestion, the District of Columbia Department of Transportation has developed plans to add a traffic signal to control movement at this intersection by the end of 2002 (Traffic Services Administration 2002).

Georgetown Properties

The Georgetown Properties are accessed by Water Street, beneath the Whitehurst Freeway Bridge. Parking for the townhouses occupying the properties is located on the ground floor of the townhouses.

Alternative Transportation

NPS Property and Mansion Property

The NPS Property and Mansion Property are accessible from public transportation by walking less than 1000 feet from a public bus stop.

Pedestrian systems near the NPS and Mansion Properties include a sidewalk on the east side of Foxhall Road that extends from Reservoir Road to the Mansion Property. A trail also extends through Glover-Archbold Park past the eastern end of the NPS Property, however the trail is inaccessible from the property due to distance and dense vegetation.

Georgetown Properties

The Georgetown Properties are accessible from public transportation by walking less than 1000 feet from a public bus stop. A pedestrian and bicycle path extends along Water Street past the Georgetown Properties connecting to the Capital Crescent Trail just west of the properties.

Utilities

NPS Property

No utilities are currently present on the NPS Property.

Mansion Property

Residential utilities associated with the demolished Brady Mansion are present on the Mansion Property.

Georgetown Properties

Residential utilities associated with existing townhouses are present on the Georgetown Properties.

4.0 ENVIRONMENTAL CONSEQUENCES

4.1 Natural Resources

Water Resources

Proposed Action Alternative

NPS Property and Mansion Property

Under the Proposed Action alternative, the amount of impervious surface and surface water runoff would slightly increase on the NPS Property due to the proposed secure driveway and guardhouse. Assuming two-thirds of a 600-foot driveway that is 15 feet in width is on the NPS Property, the increase would be less than 6000 square feet, or about 3% of the NPS Property. In accordance with District of Columbia regulations, BMPs would be implemented to control stormwater quantity and quality on the property and stormwater discharge rates from the property would be retained at predevelopment levels.

Development under the Proposed Action alternative would not directly disturb the stream present in the No Development Area on the eastern portion of the NPS Property. BMPs implemented to control stormwater, including maintaining a natural buffer along the stream, would avoid effects on the stream from increased runoff on the property. The wetlands associated with the stream would be similarly protected by the implementation of BMPs.

No floodplains are present on the NPS Property or Mansion Property. Therefore no floodplains would be affected by implementation of the Proposed Action alternative on the properties.

Groundwater flow at the NPS Property would not be confined due to implementation of the Proposed Action alternative. Development of the proposed secure driveway and guardhouse would slightly increase impervious surface on the property, thereby resulting in minor reduction of recharge area for groundwater on the properties.

On the Mansion Property, the amount of impervious surface and surface water runoff would slightly increase under the Proposed Action alternative due to the addition of the mayoral mansion and associated facilities including vehicular access and parking. These proposed facilities would be slightly larger than previous Brady Mansion. Therefore, the slight increase in impervious surface would result in a minimal reduction of recharge area for groundwater on the Mansion Property. In accordance with District of Columbia regulations, BMPs would be implemented to control stormwater quantity and quality on the property and stormwater discharge rates from the property would be retained at predevelopment levels.

Implementation of stormwater management in accordance with regulations would avoid potential impacts to water resources in the vicinity of the Mansion and NPS properties due to runoff, erosion and sedimentation. Development of the proposed secure entrance to the mayoral mansion would potentially require the improvement of the stormwater intake system

currently in place east of the intersection of Foxhall Road and Whitehaven Parkway. In addition, positive changes such as the addition of curb and gutter drainage have been proposed along Foxhall Road under alternative transportation programs of DDOT and would be implemented along the NPS and Mansion Properties as part of the mansion development. Overall, development under the Proposed Action alternative would contribute to positive changes regarding water resources in the vicinity of the NPS and Mansion Properties.

Georgetown Properties

The amount of impervious surfaces and surface water runoff would be reduced on the Georgetown Properties due to removal of the townhouses on the property. New development on the property would employ Best Management Practices (BMPs) which would contribute positively to stormwater control and would result in an increase in groundwater recharge area on the property.

The floodplain on the Georgetown Properties would be positively affected by removal of the townhouses under the Proposed Action alternative.

Overall, development under the Proposed Action alternative would contribute to positive changes regarding water resources in the vicinity of the Georgetown Properties.

Mitigation

To avoid impacts to water resources associated with increased impervious surfaces area and runoff, erosion and sediment control measures would be implemented (in compliance with the Department of Consumer and Regulatory Affairs (DCRA) permitting regulations) to minimize the potential for erosion, sedimentation and contamination due to development the proposed project.

No Federal Action Alternative

NPS Property and Mansion Property

Surface water runoff and flows on the NPS Property would not be affected by the No Federal Action alternative. Development under the No Federal Action alternative would not directly disturb the stream present on the NPS Property and BMPs implemented to control stormwater on the Mansion Property would avoid effects on the stream due to stormwater runoff from that property. The wetland associated with the stream would be similarly protected by the implementation of BMPs.

On the NPS property, there would be no changes regarding impervious surfaces and groundwater recharge area on the property.

Under the No Federal Action alternative, the amount of impervious surface and surface water runoff would increase on the Mansion Property due to the addition of the mayoral mansion and associated facilities including expanded vehicular access and parking. The impacts of

the increased runoff would be mitigated by BMPs implemented to control stormwater quantity and quality on the property and retain the predevelopment rate of stormwater discharge from the property.

No floodplains are present on the NPS Property or Mansion Property. Therefore no floodplains would be affected by implementation of the No Federal Action alternative on the properties.

Implementation of the No Federal Action alternative would not be expected to require confinement of groundwater flow at the Mansion Property. However, development of the proposed mansion and associated facilities would slightly increase impervious surface thereby resulting in minimal reduction of recharge area for groundwater on the property.

Under the No Federal Action alternative, implementation of stormwater management in accordance with regulations would avoid potential impacts to water resources in the vicinity of the Mansion and NPS properties due to runoff, erosion and sedimentation. In addition, positive changes such as the addition of curb and gutter drainage have been proposed along Foxhall Road under alternative transportation programs of DDOT and would be implemented along the Mansion Property as part of the mansion development. Overall, development under the No Federal Action alternative would not detract from positive changes regarding water resources in the vicinity of the NPS and Mansion Properties.

Georgetown Properties

The Georgetown Properties would not be affected by development under the No Federal Action alternative.

Mitigation

Mitigation would be implemented according to local and Federal regulations as described for the Proposed Action Alternative.

By-Right Development Alternative

NPS Property and Mansion Property

Under the By-Right Development alternative, the amount of impervious surfaces and surface water runoff at the NPS Property would not be affected.

The development under the By-Right Development alternative would not directly disturb the stream present on the NPS Property. In addition, BMPs implemented to control stormwater on the Mansion Property would avoid effects on the stream from increased runoff from the property. The wetland associated with the stream would be similarly protected by the implementation of BMPs.

Under the By-Right Development alternative, the amount of impervious surface and surface water runoff would substantially increase on the Mansion Property due to the development of a residential subdivision including houses, vehicular access and other associated facilities. The impacts of the increased runoff would be mitigated by BMPs implemented to control stormwater quantity and quality on the property and retain the predevelopment rate of stormwater discharging from the property.

Implementation of the By-Right Development alternative would not be expected to require confinement of groundwater flow on the Mansion Property. However, development of the residential subdivision would substantially increase impervious surface areas thereby resulting in a major reduction of recharge area for groundwater on the Mansion Property.

No floodplains are present on the NPS Property or Mansion Property. Therefore no floodplains would be affected by implementation of the By-Right Development alternative on the properties.

While ground water recharge on the Mansion Property would be reduced under the By-Right Development alternative, implementation of stormwater management in accordance with regulations would avoid potential impacts to water resources in the vicinity of the Mansion and NPS properties due to runoff, erosion and sedimentation. In addition, positive changes such as the addition of curb and gutter drainage have been proposed along Foxhall Road under alternative transportation programs of DDOT and may not be implemented immediately under the By-Right Development alternative. Overall, development under the By-Right Development alternative would detract from positive changes regarding water resources in the vicinity of the NPS and Mansion Properties.

Georgetown Properties

The Georgetown Properties would not be affected by development under the By-Right Development alternative.

Mitigation

Mitigation would be implemented according to local and Federal regulations as described for the Proposed Action Alternative.

Geophysical Resources

All Alternatives

The geologic materials located beneath (and in the vicinity of) the NPS Property, Georgetown Properties, and Mansion Property would not be affected by implementation of the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative.

Proposed Action Alternative

NPS Property and Mansion Property

Under the Proposed Action alternative, grading and site work during development of the secure access for the mayoral mansion would slightly alter the topography of a portion of the NPS Property. The specific composition of soils on the property would be altered by grading activities. However, the character of the existing urban soil associations on the property would not be adversely affected by such change.

On the Mansion Property, the grading and site work necessary for the development of the mayoral mansion facilities and grounds would slightly alter the topography of the property. The specific composition of soils on the property would be altered by grading activities. However, the character of the existing urban soil associations on the property would not be adversely affected by such change.

The potential for soil erosion during grading activities would be heightened by the addition of impervious surfaces on the NPS Property and the Mansion Property. However, as previously discussed, BMPs implemented to control stormwater quantity and quality would mitigate the potential for erosion.

Under the Proposed Action alternative, the overall character of the modified topography and the composition of the urban soil associations in the vicinity of the properties would be negligibly affected by the changes.

Georgetown Properties

The demolition of the townhouses at the Georgetown Properties and establishment of parkland would not require significant alteration of the property topography. However slight changes to the topography through grading would possibly be pursued by the NPS to lend aesthetic appeal to the property after removal of the townhouses. The urban soils present on the property could potentially be positively affected by the addition of topsoil suitable for vegetation during such grading.

Overall, the proposed demolition of the townhouses on the Georgetown Properties would not adversely affect the geophysical resources in the vicinity of the properties.

Mitigation

Mitigation of erosion impacts would be implemented as described regarding water resources.

No Federal Action Alternative*NPS Property and Mansion Property*

Under the No Federal Action alternative, topography and soils at the NPS Property would not be affected.

On the Mansion Property, the grading and site work necessary for the development of the mayoral mansion facilities and grounds would slightly alter the topography of the property. The specific composition of soils on the property would be altered by grading activities. However, the character of the urban soil associations present on the Mansion Property would not be adversely affected by such change. The potential for soil erosion during grading activities would be heightened by the addition of impervious surfaces on the Mansion Property. However, as previously discussed, BMPs implemented to control stormwater quantity and quality would mitigate the potential for erosion.

Under the Proposed Action alternative, the overall character of the modified topography and the composition of the urban soil associations in the vicinity of the properties would be negligibly affected by the changes.

Georgetown Properties

Under the No Federal Action alternative, topography and soils at the Georgetown Properties would not be affected.

Mitigation

Mitigation of erosion impacts would be implemented as described regarding water resources.

By-Right Development Alternative*NPS Property and Mansion Property*

Under the By-Right Development alternative, topography and soils at the NPS Property would not be affected.

On the Mansion Property the grading and site work necessary for the development of a residential subdivision would alter the topography of the property. The specific composition of soils on the property would be also altered by grading activities. The character of the urban soil associations present on the Mansion Property would not be adversely affected by such change. The potential for soil erosion during grading activities would be heightened by the substantial addition of impervious surfaces on the Mansion Property. However, as

previously discussed, BMPs implemented to control stormwater quantity and quality would mitigate the potential for erosion.

Under the By-Right Development alternative, grading and site work would alter the existing topography and specific composition soils on the Mansion Property are described above. However, the overall character of the modified topography and urban soil associations in the vicinity of the NPS Property and Mansion Property would be negligibly affected by the changes.

Georgetown Properties

Under the By-Right Development alternative, topography and soils at the Georgetown Properties would not be affected.

Mitigation

Mitigation of erosion impacts would be implemented as described regarding water resources.

Vegetation and Wildlife Habitat

Proposed Action Alternative

NPS Property and Mansion Property

Implementation of the Proposed Action alternative would require the removal of a relatively small amount of vegetation and wildlife habitat outside of the identified no development area for the installation of the secure driveway and gatehouse. BMPs will be implemented to control stormwater quantity and quality on the property as previously discussed. Thus, the remaining vegetation and habitat would be negligibly affected by the slightly altered topography, water drainage patterns, and increased impervious surfaces under the Proposed Action.

Given the previously described limitations to wildlife movement associated with the location of the NPS Property next to Foxhall Road, the proposed perimeter fencing on the NPS Property would likely result in minimal effects to valuable biological connectivity. In addition, vines and other invasive plant species would likely be removed from the NPS property to improve appearances from the mansion grounds, thus improving the health of vegetation remaining on the NPS Property.

Implementation of the Proposed Action alternative would also require the removal of a proportionally small amount of vegetation from the Mansion Property. If BMPs are implemented to control stormwater quantity and quality on the property as previously discussed, the remaining vegetation would be negligibly affected by the slightly altered physical conditions under the Proposed Action.

In total, a relatively small amount of vegetation and habitat on the NPS Property and the Mansion Property would be affected by development of the proposed mayoral mansion facilities and grounds. There are extensive amounts of vegetation and habitat that would remain on the NPS Property and in the adjacent Glover Archbold Park. Therefore, the alternative would be expected to have a negligible overall functional affect on vegetation and habitat in the vicinity of the properties.

Georgetown Properties

Implementation of the Proposed Action alternative would likely improve conditions by adding vegetation and/or habitat at the currently developed Georgetown Properties through the removal of the townhouses and subsequent landscape treatments.

Mitigation

Mitigation should be implemented to reduce the population of invasive exotic plant species in the forested areas of the NPS Property.

Other specific recommendations regarding the treatment of the NPS property are included in the biological inventory completed for the property. The Biological Resources Inventory Report can be reviewed in Section 5.5 of the Appendix.

No Federal Action Alternative*NPS Property and Mansion Property*

Implementation of the No Federal Action alternative would not directly disturb vegetation or habitat at the NPS Property.

Under the No Federal Action alternative, development of the mayoral mansion and grounds would require minimal removal of vegetation and wildlife habitat from the Mansion Property. Negligible sensitive vegetation or valuable habitat on the previously developed Mansion Property would be affected by development under the No Federal Action alternative. However, removal of vegetation on the Mansion Property could increase light levels in forested portions of the adjacent NPS Property leading to higher potential for proliferation of invasive species.

While vegetation and habitat would be removed from the Mansion Property under the No Federal Action Alternative, the presence of abundant amounts of vegetation and habitat at the adjacent NPS Property and in Glover-Archbold Park would minimize the functional effect of the development on vegetation and habitat in the vicinity of the property.

Georgetown Properties

Implementation of the No Federal Action alternative would not disturb vegetation or habitat at the Georgetown Properties.

Mitigation

Removal of existing vegetation should be planned, and control of new growth implemented, to avoid an increase of invasive exotic plant species on the NPS Property.

By-Right Development Alternative*NPS Property and Mansion Property*

Implementation of the By-Right Development alternative would not directly disturb vegetation or habitat at the NPS Property.

Under the By-Right Development alternative, a residential subdivision on the Mansion Property would require extensive removal of vegetation and habitat from the property. Effects on the remaining vegetation and habitat on the property could result from substantially increased human and vehicular traffic, altered topography and water drainage patterns and increased impervious surfaces. Negligible sensitive vegetation or valuable habitat on the previously developed Mansion Property would be affected by development under the No Federal Action alternative. However, removal of vegetation on the Mansion Property could increase light levels in forested portions of the adjacent NPS Property leading to higher potential for proliferation of invasive species.

While substantial vegetation and habitat would be removed from the Mansion Property under the By-Right Development alternative, the presence of abundant amounts of habitat at the adjacent NPS Property and Glover-Archbold Park would minimize the functional affects of the development on vegetation and habitat in the vicinity of the property.

Georgetown Properties

Implementation of the By-Right Development alternative would not directly disturb vegetation or habitat at the NPS or Georgetown properties.

Mitigation

Removal of existing vegetation should be planned, and control of new growth implemented, to avoid an increase of invasive exotic plant species on the NPS Property.

Air Quality

Proposed Action Alternative

NPS Property, Mansion Property, and Georgetown Properties

Under the Proposed Action alternative, construction at the NPS property and Mansion Property may have short-term effects on air quality as a result of heavy equipment emissions, fugitive dust, and emissions of vehicles driven to the sites by workers. The emissions produced during construction and demolition activities would vary depending on the activities. The specific types of equipment that would be used for demolition, grading, utility installation, paving, and building construction are not known, nor has the schedule for these activities been defined. When specific plans for the activities are developed, emissions can be estimated using techniques compiled and published by different air quality management districts. The standard factors to be used for estimating emissions are based on U.S. Environmental Protection Agency Compilation of Air Quality Emission Factors (commonly referred to as AP-42). For the proposed action, the estimated emissions, including emissions from personal vehicle travel to and from the sites, are predicted to be less than the de minimis thresholds and less than 10 percent of the projected area emissions.

Implementation of the Proposed Action alternative would result in minimal long term impacts to local air-quality at the NPS property and Mansion property due to a negligible increase in localized emissions of criteria pollutants by motor vehicles used by residents, employees and visitors of the proposed mayoral facilities. Localized CO levels could be elevated temporarily during times of high volume ingress or egress at the facilities.

As described in the preceding discussion, development under the Proposed Action alternative would result in short-term effects on air quality associated with construction and demolition activity at the NPS Property and Mansion Property. In addition, the Proposed Action alternative could lead to minimal long-term air-quality impacts associated with use and operation of the proposed facilities. The short-term and long-term affects of the Proposed Action would be localized and diminish rapidly in areas removed from the project properties. Overall, the Proposed Action would result in negligible effects on air quality in the vicinity of the project properties.

Georgetown Properties

Under the Proposed Action alternative, demolition at the Georgetown Properties would have the same short-term effects on air quality as those described for the NPS Property and Mansion Property. Development under the Proposed Action would not result in long-term effects on air quality.

Mitigation

During construction and demolition, fugitive dust production would be mitigated by implementation of dust control measures such as the application of soil stabilizers or water exposed soils, covering soil stockpiles, and cleaning equipment.

No Federal Action Alternative*NPS Property and Mansion Property*

Due to distances from the proposed construction activity, development under the No Federal Action alternative would result in minimal air quality effects at the NPS Property.

Development of the mayoral mansion and grounds under the No Federal Action alternative would result in effects on air quality at the Mansion Property similar to those under the Proposed Action alternative.

As explained for the Proposed Action alternative, construction at the Mansion Property under the No Federal Action alternative would result in negligible short-term and long-term effects effect on air quality in the vicinity of the property

Georgetown Properties

Development under the No Federal Action alternative would not affect air quality at the Georgetown Properties.

Mitigation

As described for the Proposed Action alternative, during construction and demolition, fugitive dust production would be mitigated by implementing dust control measures such as the application of soil stabilizers or water exposed soils, covering soil stockpiles, and cleaning equipment.

By-Right Development Alternative*NPS Property and Mansion Property*

Due to distances from the proposed development area, construction under the By-Right Development alternative would result in minimal short-term air quality effects at the NPS Property. Over the long-term use of the proposed subdivision, locally elevated CO levels present during times of high-volume ingress or egress from the subdivision would potentially adversely affect air quality at the NPS property.

By-right development of the Mansion Property in a residential subdivision would result in short-term construction-related effects on air quality at the Mansion Property similar to those under the Proposed Action alternative. Over the long-term use of the proposed subdivision,

elevated CO levels present during mass ingress and egress from the subdivision would have adverse effects on air quality at the Mansion Property.

As described for the Proposed Action alternative, construction at the Mansion Property under the By-Right Development alternative would result in negligible short-term effects effect on air quality in the vicinity of the property. However, the long-term residential use of the proposed subdivision at the Mansion Property would likely result in minor adverse impacts to air quality in the vicinity of the property due to high volume automobile traffic times of high-volume ingress and egress at the subdivision.

Georgetown Properties

Development under the By-Right Development alternative would not affect air quality at the Georgetown Properties.

Mitigation

As described for the Proposed Action alternative, during construction and demolition, fugitive dust production would be mitigated by implementing dust control measures such as the application of soil stabilizers or water exposed soils, covering soil stockpiles, and cleaning equipment.

Mitigation to reduce localized impacts on air quality under the By-Right Development alternative would include planning for the transportation system of the proposed subdivision to operate at a high level of service. A signalized intersection of the subdivision drive and Foxhall Road would potentially reduce backups and standing traffic in the subdivision.

Noise Levels

All Alternatives

NPS Property and Mansion Property

At the NPS Property the effects of the Proposed Action alternative, No Federal Action alternative, and the By-Right Development alternative on ambient noise levels would primarily be associated with short-term construction and demolition activities. Noise generated by equipment during all phases of construction and demolition activities would result in intermittent short-term noise effects for the duration of these activities.

The noise produced during construction or demolition would vary depending on particular scheduled activities. The specific types of equipment that would be used for demolition and construction under the alternatives have not been specified at this time. Table 4-1 presents typical noise levels for various types of construction equipment. Construction and demolition activity would be required to comply with the District of Columbia noise control regulations. Between 7 a.m. and 7 p.m., noise generated by equipment (except for pile drivers) may not exceed 80 dB(A) at a distance 25 feet outside of the subject site. Additionally, between 7 p.m. and 7 a.m., noise generated by equipment may not exceed 55 dB(A) at a distance of 25 feet from the subject site.

At the Mansion Property, as described for the adjacent NPS Property, the effects of the Proposed Action alternative, No Federal Action alternative, and the By-Right Development alternative on ambient noise levels would primarily be associated with equipment used for the proposed short-term construction activities at the property. The effects and regulations pertaining to noise levels at the property would be the same as those previously described for the NPS Property.

The development of the mayoral facilities or residential subdivision under the alternatives would also result in long-term increases in perceived noise levels on and in the vicinity of the NPS Property and Mansion Property by increasing traffic on or near the properties. Typically, a doubling of traffic volume will result in a noticeable increase in noise. The development of the Proposed Action or No Federal Action alternative would potentially generate a doubling of traffic volume onto the Mansion Property. Development of the residential subdivision under the By-Right Development alternative would double traffic on the Mansion Property many times and substantially increase noise levels in the vicinity of the property. Minor intermittent noise levels in the vicinity of the Mansion Property could also be increased by heating, ventilating, air conditioning, and facilities maintenance equipment associated with operation of facilities under the three alternatives.

Georgetown Properties

At the Georgetown Properties, the effects of the Proposed Action alternative, No Federal Action alternative, and the By-Right Development alternative on ambient noise levels would be short term effects associated with equipment used for the proposed short-term demolition activities at the property. The effects and regulations pertaining to noise levels at the property would be the same as those previously described for the NPS Property.

Mitigation

No mitigation regarding noise levels would be necessary under the Proposed Action, No Federal Action, or By-Right Development alternatives.

Table 4-1 Construction Equipment Noise Levels at 50 Feet, Before and After Mitigation (dB(A))

Equipment Type	Without Noise Control	With Feasible Noise Control¹
Earthmoving		
Front Loaders	79	75
Backhoes	85	75
Dozers	80	75
Tractors	80	75
Scrapers	88	80
Graders	85	75
Truck	91	75
Pavers	89	80
Materials Handling		
Concrete Mixers	85	75
Concrete Pumps	82	75
Cranes	83	75
Derricks	88	75
Stationary		
Pumps	76	75
Generators	78	75
Compressors	81	75
Impact		
Pile Drivers	101	95
Jack Hammers	88	75
Pneumatic Tools	86	80
Other		
Saws	78	75
Vibrators	76	75

¹ Estimated levels obtainable by selecting quieter procedures or machines and implementing noise control features requiring no major redesign or extreme cost.

Source: U.S. Environmental Protection Agency, 1971

Hazardous Materials

All Alternatives

NPS Property and Mansion Property

Under implementation of the Proposed Action alternative, the NPS would conduct a Phase I Environmental Site Assessment on the NPS Property to inspect for the potential presence of hazardous materials. Since there are no known records or indications of existing hazardous materials on the NPS Property, no impacts associated with hazardous materials are expected under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative.

There are also no known records or indications of existing hazardous materials on the Mansion Property. Therefore no impacts associated with hazardous materials are expected under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative.

In addition, development under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative would not be expected to introduce hazardous materials to the NPS Property or Mansion Property.

Since there are no known records or indications of existing hazardous materials on the NPS Property or Mansion Property, and development under the alternatives would not introduce hazardous materials to the properties, no impacts associated with hazardous materials are expected in the vicinity of the properties under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative.

Georgetown Properties

Since there are no known records or indications of existing hazardous materials on the Georgetown Properties, no impacts associated with hazardous materials are expected under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative. In addition, development under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative would not be expected to introduce hazardous materials to the Georgetown Properties. Accordingly no impacts associated with hazardous materials are expected on or in the vicinity of the Georgetown Properties under the Proposed Action alternative, the No Federal Action alternative, or the By-Right Development alternative.

Mitigation

No mitigation regarding hazardous materials would be necessary under the subject alternatives.

4.2 Cultural Resources

Archaeological Resources

Proposed Action Alternative

NPS Property and Mansion Property

Although there are no known archaeological resources on the NPS property, its proximity to known prehistoric sites in Glover-Archbold Park makes it possible that prehistoric sites might be located on the NPS Property. However, late 19th and 20th century activities, such as pond construction, utilities lines, and fill, have disturbed the NPS property to the degree that there is a very low probability of any remaining intact archaeological resources eligible for listing on the National Register.

In addition to the evidence of prehistoric activities observed on the Mansion Property, its proximity to known prehistoric sites in Glover-Archbold Park also increases the possibility for prehistoric sites on the property. Since construction of the mansion would involve ground-disturbing activities, the proposed action may generate adverse effects on archaeological resources present on the property.

Georgetown Properties

The townhouses on the Georgetown Properties would be demolished and the property would be transferred to the NPS for parkland. This proposed action would create an open space setting and potential site for a boathouse that would preserve the integrity and setting of the Potomac Aqueduct Abutment and Pier Ruins.

Mitigation

Mitigation should consist of archaeological monitoring and, if necessary, resource recovery consistent with the Secretary of Interior Standards, on the NPS Property, Mansion Property and Georgetown Properties as development occurs. Should artifacts be encountered during the construction process, activities will cease while appropriate studies, consultation, and mitigation steps are conducted.

No Federal Action Alternative

NPS Property and Mansion Property

Under this alternative, the NPS Property would remain in NPS ownership and would not be developed. Therefore, this alternative would not affect archaeological resources.

Evidence of prehistoric activities has been observed on the Mansion Property. Since construction of the Mansion would involve ground-disturbing activities, construction may generate adverse effects on archaeological resources on the property.

Georgetown Properties

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS and no demolition or construction activities would occur.

Mitigation

Mitigation should consist of archaeological monitoring and resource recovery, consistent with the Secretary of Interior Standards, on the Mansion Property as development occurs. Should artifacts be encountered during the construction process, activities will cease while appropriate studies, consultation, and mitigation steps are conducted.

By-Right Development Alternative*NPS Property and Mansion Property*

Under the By-Right Development alternative, the NPS Property would remain in NPS ownership and would not be developed.

Evidence of prehistoric activities has been observed on the Mansion Property. Since by-right development of housing units would involve extensive ground-disturbing activities, this may generate adverse impacts on archaeological resources present on the property.

Georgetown Properties

Under this alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS and no demolition or construction activities would occur.

Mitigation

Mitigation should consist of archaeological monitoring and resource recovery, consistent with the Secretary of Interior Standards, on the Mansion Property as development occurs. Should artifacts be encountered during the construction process, activities will cease while appropriate studies, consultation, and mitigation steps are conducted.

Historic and Cultural Resources

Proposed Action Alternative

NPS Property and Mansion Property

Construction associated with the Proposed Action alternative on the NPS Property and Mansion Property would generate negative short-term traffic and noise effects. These effects could affect visitation and access to the nearby cultural resources. In the long term, however, the Proposed Action alternative would be compatible with the historic and cultural character of the area, and return the Mansion Property to the original configuration of the Brady Estate.

Georgetown Properties

The Proposed Action alternative includes demolition of the townhouses to create additional open space and potentially a site for a boathouse. Care would be taken to create a more appropriate setting in which to showcase the adjacent historic resources of the Key Bridge and the Potomac Boat Club.

Mitigation

Although the Georgetown properties are not historic resources, they are part of the Georgetown Historic District. Thus, the proposed demolition would require review by the DC Office of Historic Preservation.

No Federal Action Alternative

NPS Property and Mansion Property

Construction associated with the No Federal Action alternative on the Mansion Property would generate negative short-term traffic and noise effects. In the long term, the No Federal Action alternative would be compatible with the historic and cultural character of the area, but would not return the Mansion Property to the original configuration of the Brady Estate.

Georgetown Properties

Since the Georgetown Properties would not be involved, this alternative would not generate adverse effects on them. Likewise, this alternative would not generate effects on the historic resources in proximity to the Georgetown properties.

Mitigation

Mitigation should be implemented to preserve and enhance the historic character on the area in the vicinity of the Mansion Property.

By-Right Development Alternative

NPS Property and Mansion Property

Construction associated with the By-Right Development alternative would generate negative short-term traffic and noise effects. These impacts could affect visitation and access to the nearby cultural resources. In the long term, the alternative would not be compatible with the historic and cultural character of the area.

Georgetown Properties

Since the Georgetown Properties would not be involved, this alternative would not generate adverse effects on them. Likewise, this alternative would not generate effects on the historic resources in proximity to the Georgetown properties.

Mitigation

Mitigation should be implemented to preserve and enhance the historic character of area in the vicinity of the Mansion Property. In particular, new housing units should be designed to be compatible with the general massing, materials, architectural details, and character prevalent in Foxhall Village.

Visual Resources

Proposed Action Alternative

NPS Property and Mansion Property

Under the Proposed Action alternative, vines and other invasive plant species would likely be removed from the NPS Property to improve the appearance from the mansion grounds and surrounding areas.

The Mansion and NPS properties would become more manicured open space. This change would be generally compatible with the settings of the surrounding residential and institutional uses.

Georgetown Properties

Under this alternative, demolition of the townhouses on the Georgetown Properties would help alleviate the cluttered appearance of the waterfront area by providing additional landscaped open space and/or a well-designed scholastic boathouse.

Mitigation

Mitigation would be implemented to reduce the population of invasive exotic plant species on the NPS Property.

No Federal Action Alternative

NPS Property and Mansion Property

Under this alternative, the NPS Property would not be exchanged and would remain in its current transitional condition.

The Mansion Property would become a more manicured open space, which would be generally compatible with the settings of the surrounding residential and institutional areas.

Georgetown Properties

The Georgetown Properties would remain as a cluttered mix of uses and visual character.

Mitigation

No mitigation regarding visual resources would be necessary under the No Federal Action Alternative.

By-Right Development Alternative

NPS Property and Mansion Property

Under this alternative, the NPS property would remain in its current transitional condition.

Under this alternative, the construction of single-family houses would induce a high degree of visual change to the Mansion Property. However, the houses' configuration, density and setting would be consistent with the character of the nearby neighborhoods.

Georgetown Properties

The Georgetown Properties would remain as a cluttered mix of uses and visual character.

Mitigation

No mitigation regarding visual resources would be required under the By-Right Development Alternative.

4.3 Socioeconomic Environment

Land Use

Proposed Action Alternative

NPS Property and Mansion Property

The Proposed Action would change the land use of the NPS Property from transitional forest land to land with minor improvements on a portion of the grounds. The thick growth of vines on the remaining vegetation would likely be removed to improve appearances from the Mansion Property. This would improve the vegetation health on the property and result in more usable open space contiguous with the Mansion Property.

The Proposed Action would return the Mansion Property to one unified property with low-density residential use. This proposed low-density use is compatible with the nearby large residential properties and institutional campuses.

Georgetown Properties

Use of the Georgetown Properties as NPS parkland would improve the land use character of the property. Instead of the current disjointed office and open space use, the property would become part of the surrounding open space system and contribute to the Georgetown Waterfront Park, potentially providing the possible site of a scholastic boathouse for high school rowing programs.

Mitigation

No mitigation regarding land use would be necessary under the Proposed Action alternative.

No Federal Action Alternative

NPS Property and Mansion Property

Under the No Federal Action alternative, the NPS would retain the NPS Property with its current open space character.

Construction of the mansion would be implemented on the existing Mansion Property in an alternate configuration. This low-density residential use is consistent with existing land use on the property and the surrounding area.

Georgetown Properties

The Georgetown Properties would not be affected by the No Federal Action alternative. The properties would likely remain in small office uses under this alternative and would continue to be incompatible with the open space character of the planned Georgetown Waterfront Park.

Mitigation

No mitigation regarding land use would be necessary under the No Federal Action Alternative.

By-Right Development Alternative*NPS Property and Mansion Property*

The NPS Property would continue to be open space owned by NPS. This land use would be generally compatible with surrounding uses.

The By-Right Development alternative would substantially alter the physical character of the Mansion Property by introducing as many as 42 to 136 single-family houses to the site. This development would be compatible with surrounding land uses and zoning but would have an adverse impact on surrounding uses.

Georgetown Properties

The Georgetown Properties would remain as office uses, which would continue to be incompatible with the uses at the Georgetown Waterfront.

Mitigation

No mitigation regarding land use would be required under the By-right Development alternative.

Planning Policies

Proposed Action Alternative

NPS Property and Mansion Property

The Proposed Action alternative would construct a single mayoral mansion with ancillary buildings on the northern portion of the Mansion Property. This development would be of a lower density than the zoning envelope and the surrounding residential neighborhoods; therefore the development conforms to the provisions for development on the Mansion Property. This alternative would also allow associated improvements, grading, and landscaping on the current NPS Property outside of the “no development zone.” This limited development complies with the parks, open space, and natural features element of the Federal Elements of the comprehensive plan.

Georgetown Properties

Under this alternative, the Georgetown Properties would be transferred to the National Park Service, who would utilize the Georgetown Properties as parkland and potentially as the site for a scholastic boathouse for high school rowing programs. While the NPS, as a federal agency, is not required to comply with local zoning ordinances, the proposed open space use would be much less intensive than the existing W-1 zoning regulations allow. The removal of the townhouses and development of the property as National Park Service parkland would also fulfill the goals and objectives of the *Georgetown Waterfront Park Plan* and the Generalized Land Use Map.

Mitigation

No mitigation regarding planning controls and policies land use would be necessary under the Proposed Action Alternative.

No Federal Action Alternative

NPS Property and Mansion Property

Under this alternative, the NPS would retain the NPS Property in its current state. This proposed continued open space use fulfills the land use policies for the property.

Construction of the mansion would be implemented on the existing Mansion Property in an alternate configuration, which would comply with land use policies for the site.

Georgetown Properties

The Foundation would not convey interests in the Georgetown Properties to the NPS and the property would likely remain residential. While this use complies with existing zoning

regulations for the property, it does not fulfill the open space objectives of the *Georgetown Waterfront Park Plan* or the Generalized Land Use Map.

Mitigation

No mitigation regarding planning controls and policies land use would be necessary under the No Federal Action alternative.

By-Right Development Alternative

NPS Property and Mansion Property

Under this alternative, the NPS would retain the NPS Property in its current state. This proposed continued open space use fulfills the land use policies for the property.

The By-Right Development alternative assumes development of the Mansion Property as a residential subdivision. Subdivision development at any density less than 8 units per acre would be in accordance with current R-1-B zoning. However, development greater than 3 units per acre could infringe upon the parks, open space, and natural features element of the Federal Elements, which calls for low density development adjacent to the Glover-Archbold Park and Whitehaven Parkway.

Georgetown Properties

The Foundation would not convey interests in the Georgetown Properties to the NPS and the land would remain as a residential use. While this use complies with existing zoning regulations for the property, it does not fulfill the open space objectives *Georgetown Waterfront Park Plan* or the *Generalized Land Use Map*.

Mitigation

No mitigation regarding planning controls and policies land use would be necessary under the By-Right Development alternative.

Demographics and Environmental Justice

Proposed Action Alternative

All Properties

Since there are no environmental justice communities in the study areas, there would be no environmental justice impacts as a result of this alternative.

NPS Property and Mansion Property

The Proposed Action would construct one housing unit to the NPS Property and Mansion Property study area. This change would have a negligible effect on the demographic composition of the area.

Georgetown Properties

Under this alternative, the townhouses would be demolished and the Georgetown Properties would be transferred to the NPS for parkland; this use would neither add nor displace any residential populations to the study area.

Mitigation

No mitigation regarding demographics and environmental justice would be necessary under the Proposed Action Alternative.

No Federal Action Alternative

All Properties

Given the absence of any environmental justice communities in the study areas, there would be no environmental justice impacts as a result of this alternative.

NPS Property and Mansion Property

Under this alternative, the NPS Property would not experience any change. One housing unit would be constructed on the Mansion Property, which would have a negligible effect on the demographic composition of the area.

Georgetown Properties

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS; therefore, no residential populations would be added to or displaced from the study area.

Mitigation

No mitigation regarding demographics and environmental justice would be necessary under the No Federal Action Alternative.

By-Right Development Alternative*All Properties*

Since there are no environmental justice communities in the study areas, there would be no environmental justice impacts as a result of this alternative.

NPS Property and Mansion Property

Under this alternative, the NPS Property would not experience any change. As many as 42-136 housing units could be added to the Mansion Property study area, which would increase the residential population of the area.

Georgetown Properties

As under the No Federal Action alternative, there would be no impacts to the demographic character of the study area.

Mitigation

No mitigation regarding demographics and environmental justice would be necessary under the By-Right Development Alternative.

Community Facilities

Proposed Action Alternative

NPS Property and Mansion Property

The Proposed Action alternative could generate short-term construction-related traffic impacts, which could affect access to nearby schools and other community facilities.

Georgetown Properties

This alternative's proposal to demolish the townhouses and create federally owned open space and possibly the site of a scholastic boathouse for high school rowing would generate positive effects on the parks and recreation facilities. This action would be an important contribution to creating a waterfront park, as envisioned in citywide plans.

Mitigation

Construction activities under the Proposed Action alternative should be planned to minimize interference with traffic associated with nearby schools and other community facilities near the NPS Property and Mansion Property.

No Federal Action Alternative

NPS Property and Mansion Property

Construction related to this alternative at the Mansion Property could generate short-term traffic impacts, which could affect access to nearby schools and other community facilities.

Georgetown Properties

This alternative would not induce any change to the Georgetown Properties; therefore, there would be no impact on community facilities in the study area.

Mitigation

Construction activities under the No Federal Action Alternative should be planned to minimize interference with traffic associated with nearby schools and other community facilities near the Mansion Property.

By-Right Development Alternative

NPS Property and Mansion Property

Construction related to implementation of this alternative at the Mansion Property could generate short-term traffic impacts, which would affect access to nearby schools and other

community facilities. In addition, the increase in houses and residents associated with this alternative would create additional demand for community facilities in the area around the Mansion Property. While existing facilities may initially satisfy the demand, the population increase may create a need for construction of additional facilities in the long term.

Georgetown Properties

The By-Right Development alternative would not induce any change to the Georgetown Properties; therefore, there would be no impact on community facilities in the study area.

Mitigation

Construction activities under the By-Right Development Alternative should be planned to minimize interference with traffic associated with nearby schools and other community facilities near the Mansion Property.

Economics

Proposed Action Alternative

NPS Property and Mansion Property

The NPS Property would be transferred to the Foundation's ownership. This would allow for development of the proposed mayoral mansion on the Mansion Property and for limited development of the NPS Property as part of the mansion grounds. Although the NPS and Mansion Properties would not be taxable properties, the Proposed Action would have indirect economic benefits by contributing to the prestige of the city and viability of the neighborhood.

Georgetown Properties

The Proposed Action alternative would demolish the townhouses and convey the land to the NPS, thereby resulting in a decrease in taxable property. However, the implementation of the Georgetown Waterfront Plan would have indirect economic benefits over the long term.

Mitigation

No mitigation regarding economics would be necessary under the Proposed Action Alternative.

No Federal Action Alternative

NPS Property and Mansion Property

The NPS Property would continue to be in federal ownership and would not contribute taxes to the District of Columbia. The proposed mansion would be constructed on the existing Mansion Property by the tax exempt Foundation.

Georgetown Properties

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS. Therefore, the District of Columbia would continue to collect taxes from the Properties.

Mitigation

No mitigation regarding economics would be necessary under the No Federal Action Alternative.

By-Right Development Alternative

NPS Property and Mansion Property

The NPS Property would continue to be in federal ownership and would not contribute property taxes to the District of Columbia. The Mansion Property is in a prominent location and is highly valued, thereby offering high development potential. By-Right development of residential units would generate increased property tax revenue for the District of Columbia.

Georgetown Properties

Under the No Federal Action alternative, the Foundation would not convey interests in the Georgetown Properties to the NPS. Therefore, the District of Columbia would continue to collect taxes from the Properties.

Mitigation

No mitigation regarding economics would be necessary under the By Right Development Alternative

4.4 Transportation and Urban Systems

Automobile Transportation

Proposed Action Alternative

NPS Property and Mansion Property

The Proposed Action alternative would result in the development of a new secure driveway extending from the intersection of Foxhall Road and Whitehaven Parkway through the NPS Property to the proposed mayoral mansion on the Mansion property. Parking associated with the proposed mansion would be located entirely within the Mansion Property. Expected daily vehicular trips associated with the mansion would include the ingress and egress of the mayor and security guards. Use of the proposed secure driveway would therefore result in minimal daily traffic on the currently undeveloped NPS Property.

The installation of perimeter fencing on the NPS Property could potentially reduce the occurrence of collisions between automobiles on Foxhall Road and deer.

Under the Proposed Action, daily traffic onto the Mansion Property would increase minimally over existing conditions at the currently unoccupied property.

Under development of the Proposed Action alternative, the movement of construction vehicles would result in short-term impacts to traffic flow in the vicinity of the NPS Property and Mansion Property. When the signalized intersection is developed at the intersection of Foxhall Road and Whitehaven Parkway as planned by DDOT, the minor amount of controlled daily traffic associated with the use of the proposed facilities would result in no long-term impacts to traffic flow in the vicinity of the properties. When occasional high-attendance events were conducted at the mayoral grounds, the signal-controlled traffic associated with the event would not likely result in inadequate traffic flow on Foxhall Road.

Georgetown Properties

Under the Proposed Action alternative, the movement of construction vehicles associated with demolition at the Georgetown Properties would result in short-term impacts to traffic flow in the vicinity of the properties. However, the proposed action would not result in long-term changes to automobile transportation at, or in the vicinity of, the properties.

Mitigation

Construction activities under the Proposed Action Alternative should be planned to minimize interference with traffic near the NPS Property and the Mansion Property. When the traffic signals were added at the intersection of Foxhall Road and Whitehaven Parkway, no long-term mitigation would be required under the Proposed Action alternative.

No Federal Action Alternative

NPS Property and Mansion Property

Implementation of the No Federal Action alternative would not affect automobile transportation on the NPS Property.

Under the No Federal Action alternative, the existing driveway onto the Mansion Property would be retained and used for access to the new mayoral mansion and grounds. Parking associated with the new mansion would be located on the Mansion Property as it would be in the Proposed Action alternative. Traffic on the Mansion Property would minimally increase over existing conditions as described for the Proposed Action Alternative.

During development of the No Federal Action alternative, the movement of construction vehicles could result in short-term impacts to traffic flow in the vicinity of the Mansion Property. The minor amount of increased daily traffic associated with the use of the proposed facilities would result in negligible long-term impacts to traffic flow in the vicinity of the properties. When occasional high-attendance events were conducted at the mayoral grounds, traffic associated with the event could likely result in temporarily inadequate traffic flow on Foxhall Road.

Georgetown Properties

The No Federal Action Alternative would not result in changes to automobile transportation at, or in the vicinity of, the Georgetown Properties.

Mitigation

Construction activities under the No Federal Action Alternative should be planned to minimize interference with traffic near the Mansion Property. Mitigation would potentially be necessary to control heavy traffic during heavily attended events at the proposed mayoral grounds. Possible mitigation to address such circumstances would include police traffic control at the intersection of the mayoral driveway and Foxhall Road.

By-Right Development Alternative

NPS Property and Mansion Property

Implementation of the By-Right Development alternative would not affect automobile transportation at the NPS Property.

Under the By-Right Development alternative, the existing driveway onto the Mansion Property would be developed into a double loaded loop road through the developed subdivision. Private parking for each residence in the subdivision would be located in driveways and garages associated with the residences on the property. Resulting traffic at the Mansion Property would be a substantial increase over existing conditions.

During development of the By-Right Development alternative, the movement of construction vehicles could result in short-term impacts to traffic flow in the vicinity of the Mansion Property. Traffic associated with the new neighborhood could result in long-term adverse impacts to peak hour traffic flow at the intersection of the subdivision loop road and Foxhall Road.

Georgetown Properties

The No Federal Action Alternative would not result in changes to automobile transportation at, or in the vicinity of, the Georgetown Properties.

Mitigation

Construction activities under the By-Right Development Alternative should be planned to minimize interference with traffic near the Mansion Property. Under the By-Right Development alternative, mitigation would potentially be necessary to control heavy traffic during peak hours. Possible mitigation to address such a condition could include a traffic signal at the intersection of the subdivision loop road and Foxhall Road.

Alternative Transportation

Proposed Action Alternative

NPS Property and Mansion Property

Transit and pedestrian transportation at the NPS Property and Mansion Property would not be directly affected by implementation of the Proposed Action Alternative. During development of the proposed mansion, coordination with DDOT to facilitate the development of sidewalks adjacent to the Mansion Property would improve alternative transportation along Foxhall Road in the vicinity of the property.

Georgetown Properties

Alternative transportation would not be affected by implementation of the Proposed Action alternative at the Georgetown Properties.

Mitigation

No mitigation regarding alternative transportation would be required under the Proposed Action alternative.

No Federal Action Alternative

NPS Property and Mansion Property

Transit and pedestrian transportation at the NPS Property and Mansion Property would not be directly affected by implementation of the No Federal Action Alternative. During development of the proposed mansion, coordination with DDOT to facilitate the development of sidewalks adjacent to the Mansion Property would improve alternative transportation along Foxhall Road in the vicinity of the property.

Georgetown Properties

Alternative transportation at the Georgetown Properties would not be affected by implementation of the No Federal Action alternative.

Mitigation

No mitigation regarding alternative transportation would be required under the Proposed Action alternative.

By-Right Development Alternative*NPS Property and Mansion Property*

Transit and pedestrian transportation at the NPS Property and Mansion Property would not be directly affected by implementation of the By-Right Development Alternative. During development of the proposed residential neighborhood, coordination with DDOT to facilitate the development of sidewalks adjacent to the Mansion Property would improve alternative transportation along Foxhall Road in the vicinity of the property.

Georgetown Properties

Alternative transportation at the Georgetown Properties would not be affected by implementation of the By-Right Development alternative.

Mitigation

No mitigation regarding alternative transportation would be required under the Proposed Action alternative.

Utilities

Proposed Action Alternative

NPS Property and Mansion Property

In accordance with applicable regulatory requirements, a stormwater management system would be developed in association with the proposed secure driveway and guardhouse on the NPS Property.

Residential utilities on the Mansion Property would potentially need to be upgraded to meet requirements of the mayoral facilities. A stormwater management system would also be developed on the property to accommodate the impervious surfaces of the new mansion and the associated driveway, parking areas, and facilities.

Development of new stormwater management systems at the NPS Property and Mansion Property would potentially improve the function of stormwater management in the vicinity of the properties. Stormwater currently flows off of the curbless portion of Foxhall Road adjacent to the properties, resulting in erosion at the edge of the road and the collection of deep stormwater in depressions near the edge of the road. Stormwater management systems developed on the NPS Property and Mansion Property under the Proposed Action alternative would collect stormwater and convey it away from these depressions. DDOT has also proposed to remedy the problem of runoff from Foxhall Road by installing curb and gutter stormwater management along the Road.

Georgetown Properties

Under the programmed demolition of the Proposed Action alternative, the residential utilities present at the existing townhouse lots would be removed temporarily from the Georgetown Properties to reduce environmental and safety concerns. Utilities would potentially need to be upgraded to provide service if a scholastic boathouse was constructed at this site.

Mitigation

No mitigation regarding utilities would be required under the Proposed Action alternative.

No Federal Action Alternative

NPS Property and Mansion Property

Development under the No Federal Action alternative would have no affect on utilities at the NPS Property.

Under the No Federal Action alternative, residential utilities on the Mansion Property would potentially need to be upgraded to meet requirements of the mayoral facilities. New

stormwater management measures would also be developed on the property to accommodate the impervious surfaces of the new mansion and associated facilities.

Development of new stormwater management systems at Mansion Property would potentially improve the function of stormwater management in the vicinity of the properties as described for the Proposed Action alternative.

Georgetown Properties

The utilities at the existing townhouse properties at the Georgetown Properties would not be affected by the No Federal Action alternative.

Mitigation

No mitigation regarding utilities would be required under the No Federal Action alternative.

By-Right Development Alternative

NPS Property and Mansion Property

Development under the By-Right Development alternative would have no affect on utilities at the NPS Property.

Under the By-Right Development Alternative, residential utilities on the Mansion Property would need to be significantly expanded to meet requirements of the residential subdivision. New stormwater management measures would also be developed on the property to accommodate the impervious surfaces of the new residential facilities and associated roads and driveways.

Development of new stormwater management systems at Mansion Property would potentially improve the function of stormwater management in the vicinity of the properties as described for the Proposed Action alternative.

Georgetown Properties

The utilities at the existing townhouse properties at the Georgetown Properties would not be affected by the By-Right Development alternative.

Mitigation

No mitigation regarding utilities would be required under the No Federal Action alternative.

5.1 List of Acronyms

Federal Agencies

ACHPAdvisory Council of Historic Preservation
CEQ.....Council on Environmental Quality
CFA.....Commission of Fine Arts
EPAEnvironmental Protection Agency
GSA.....General Services Administration
NCPCNational Capital Planning Commission
NCMCNational Capital Memorial Commission
NPSNational Park Service
SHPO.....State Historic Preservation Office

District of Columbia and Regional Agencies

OP.....District of Columbia Office of Planning
HPD.....Historic Preservation Division
DCRA.....Department of Consumer and Regulatory Affairs
ERA.....Environmental Regulation Administration
DPWDepartment of Public Works
DOT.....Department of Transportation
MWCOGMetropolitan Washington Council of Governments

Regulatory and Other Terms

APEArea of Potential Effect
ARAdministrative Record
CFRCode of Federal Regulations
CWACommemorative Works Act
EAEnvironmental Assessment
EIS.....Environmental Impact Statement
FONSIFinding of No Significant Impact
GISGeographic Information Systems
LOSLevel of Service
NAAQSNational Ambient Air Quality Standards
NEPANational Environmental Policy Act of 1969, as amended
NHPA.....National Historic Preservation Act of 1966, as amended
MOAMemorandum of Agreement
QCQuality Control

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5.3 List of Preparers

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**UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL CAPITAL REGION**

AGREEMENT TO EXCHANGE REAL PROPERTY

This AGREEMENT TO EXCHANGE REAL PROPERTY is made this 13th day of June, 2002, by and between THE CASEY MANSION FOUNDATION, INC., a Maryland non-stock corporation, hereinafter referred to as the "Foundation", and the UNITED STATES OF AMERICA acting by and through the NATIONAL CAPITAL REGION of the NATIONAL PARK SERVICE, DEPARTMENT OF THE INTERIOR, hereinafter referred to as the "National Park Service."

WHEREAS, the Foundation is the contract purchaser of certain parcels of land and improvements located at 3524 and 3526 K Streets, N.W., in Washington, D.C., known as lots 808 and 810 in Square 1179, respectively, hereinafter referred to as the "Foundation property," which is located within the boundaries of Georgetown Waterfront Park (Park); and

WHEREAS, the United States owns the fee-simple interest in that certain parcel of land identified as Lot 804 in Square 1346, Washington, D.C., which comprises a portion of U.S. Reservation 357, hereinafter referred to as the "NPS property;" and

WHEREAS, the National Park Service administers the Park and U.S. Reservation 357 as components of the Park System of the Nation's Capital, a unit of the National Park System; and

WHEREAS, in conjunction with the development of a new residence for the Mayor of the District of Columbia, on the land adjoining the NPS property, the Foundation is desirous of acquiring a portion of the NPS property as part of a suitable and secure setting for the residence; and

WHEREAS, in the development of the Park, the National Park Service is desirous of acquiring all or a portion of the Foundation property; and

WHEREAS, the Foundation is willing to convey to the National Park Service, by means of a special warranty deed, the fee-simple interest in all or a portion of the Foundation property, dependent upon the respective appraised values of the Foundation and NPS properties, in return for the National Park Service's conveyance to the Foundation, by means of a quitclaim deed, the fee-simple interest in a portion of the NPS property; and

WHEREAS, the National Park Service is willing to convey to the Foundation, by means of a quitclaim deed, the fee-simple interest in a portion of the NPS property, in return for the Foundation's conveyance to the National Park Service, by means of a special warranty deed, the fee-simple interest in all or a portion of the Foundation property; and

WHEREAS, the National Park Service and the Foundation believe that the public interest will benefit through the accomplishment of an exchange of land as hereinafter described; and

WHEREAS, the parties wish to provide a process through which an exchange can be consummated, and to set out the respective rights and responsibilities of the parties in this transaction.

NOW THEREFORE, the Foundation and the National Park Service enter into this Agreement to complete the exchange of lands described herein under the authority provided by 16 U.S.C. §4601-22(b) for the mutual benefit of the Foundation, its successors and assigns, and the United States and its assigns. The terms and conditions of this Agreement are as follows:

1. The parties agree, subject to the terms hereof, to cooperate in good faith and to take such actions as are required to consummate a final exchange of lands with the condition that the Foundation will agree that:

- A. The Foundation, and its successors and assigns, will covenant that the National Park Service, and its assigns, shall have the right of first refusal of any prospective bona fide sale of the Foundation's interest in the NPS property in the event all or a portion of the NPS property is to be sold as a separate entity, independent of the adjoining Foundation owned property. Said right of first refusal shall be exercised as follows:

(i) Foundation shall immediately notify the National Park Service in writing by certified or registered U.S. mail at the following address of all the terms of any bona fide offer to purchase its interest in the NPS property:

Regional Director, National Capital Region
National Park Service
1100 Ohio Drive, S.W.
Washington, D.C. 20242;

An offer to purchase the Foundation's interest in the NPS property will not be considered bona fide until said offer is submitted to the Foundation in writing.

(ii) The National Park Service shall have no more than thirty (30) business days within which to notify the Foundation of its intention to exercise or refuse to exercise its right to purchase for no less than the same terms and conditions as outlined in the aforesaid notice as set out in (i) above, which said notice shall also be by certified or registered U.S. mail dated no less than thirty (30) business days, as aforesaid, from the date of the notice set forth in (i) above;

(iii) Failure on the part of the National Park Service to give written notice of its intention to exercise the right of first refusal within thirty (30) business days from the date of written notice from the Foundation shall terminate the National Park Service's right of refusal in said land.

(iv) Excluded from the Foundation's covenant hereby granting to the National Park Service, and its assigns, a right of first refusal of any prospective bona fide sale of the Foundation's interest in the NPS property are: 1) any sale or transfer of the property to the District of Columbia government for park purposes, and 2) a bona fide sale of the Foundation's interests to a non-profit conservation organization for the expressed purpose of scenic or historic preservation.

B. The Foundation agrees to prepare a subdivision plat of Lot 804 in Square 1346 creating two new lots. Lot 1, which is to remain titled in the United States, will consist of a strip of land twenty feet wide running the length of the northern perimeter of Lot 804 from Foxhall Road to the westernmost tip of Lot 805. Lot 2, which is intended to be conveyed to the Foundation by the National Park Service, will include the remainder of what is currently identified as Lot 804 Square 1346. When the National Park Service's approval process relative to the exchange as contemplated herein is complete, coincident with settlement, the Foundation will cause the subdivision plat to be filed with the District of Columbia Surveyor's Office.

C. The Foundation shall covenant that there shall be no development, including buildings or structures of any kind, driveways or other ancillary buildings or structures on that portion of the NPS property located adjacent to Glover Parkway and identified on Exhibit A attached hereto and made a part hereof as the "no development area." This covenant shall be implemented by means of a restriction in the deed.

D. The Foundation shall further covenant that new improvements on the balance of the NPS property shall consist only of perimeter fencing consistent with the fencing currently on the Foundation's property, a gate and guardhouse for secured access and a driveway connecting from Foxhall Road through to the present Foundation's property. Additional buildings shall require the mutual written consent of both parties hereto.

E. The National Park Service shall covenant that it will build and maintain a walking trail in that portion of Lot 804 (Lot 1) it retains.

F. All notices or requests for acceptance as herein required shall be made in writing and shall be sent by Certified Mail, Return Receipt Requested, delivered by and or sent by overnight mail or courier to the following:

Foundation:

The Casey Mansion Foundation
800 S. Frederick Avenue, Suite 100
Gaithersburg, MD 20877

National Park Service:

Regional Director
National Capital Region
National Park Service
1100 Ohio Drive, SW.
Washington, D.C. 20242

With the exception of the National Park service's right of first refusal, outlined in subparagraph A herein, approval of a requested action shall be deemed to have been granted if the National Park Service has not responded to a written request within thirty (30) business days of the National Park Service's receipt of the Foundation's, its successors or assigns, written request.

2. The National Park Service will obtain an independent appraisal to demonstrate the respective market values of the Foundation and NPS properties. The National Park Service agrees to pay

all costs incurred in obtaining the appraisal. Upon execution hereof, the parties will agree upon the instructions to be provided to the appraiser and upon any other ancillary documentation necessary to effectuate the intent of the parties in entering into this Agreement. The instructions will clearly identify the restrictions imposed by this Agreement on the NPS property. Upon execution hereof, the National Park Service and the Foundation will mutually agree on the selection of an appraiser to conduct the required appraisal of the Foundation and NPS properties. Upon the National Park Service's receipt of the appraisal establishing the market values of the respective properties, a complete copy of the appraisal shall be sent to the Foundation for review. Within ten (10) business days of the Foundation's receipt of the copy of the appraisal report, the Foundation shall notify the National Park Service in writing that it either accepts the appraisal or disputes the appraisal and will commission a second appraisal of the properties to be exchanged. The second appraisal, should the Foundation elect to commission one, will be prepared by an appraiser of the Foundation's choosing whose qualifications meet the standards of the National Park Service. Further, the second appraisal will be prepared in accordance with the Scope of Work previously reviewed and approved by both the Foundation and the National Park Service. The cost of the second appraisal shall be borne by the Foundation.

3. In the event the Foundation does not dispute the initial appraisal commissioned by the National Park Service, the National Park Service will review the appraisal for compliance with the Uniform Appraisal Standards for Federal Land Acquisition (Uniform Standards). Upon the satisfactory review of the appraisal by the National Park Service, the appraisal shall serve as having established the market value of the properties to be exchanged. If, in its review, the National Park Service deems the appraisal inadequate, the National Park Service will initially disapprove the appraisal and request the appraisal be revised. If the appraisal is revised, the Foundation will be afforded the opportunity to review the revised appraisal and render a decision to either accept or reject the revised appraisal. Within ten (10) business days of the Foundation's receipt of the copy of the revised appraisal report, the Foundation shall notify the National Park Service in writing that it either accepts the appraisal or disputes the revised appraisal and will commission a second appraisal of the properties to be exchanged. In the event the Foundation elects to commission a second appraisal, the Foundation may, in its sole discretion, deliver a complete copy of the second appraisal to the National Park Service. Should the Foundation elect

to submit its commissioned appraisal to the National Park Service, the National Park Service will then proceed to review both appraisals, the original appraisal commissioned by the National Park Service and the second appraisal commissioned by the Foundation. In accordance with the current appraisal practice of the National Park Service, the National Park Service will approve only one appraisal. Should the National Park Service consider either or both appraisals not in compliance with the Uniform Standards, the appraisal(s) will be disapproved with adequate review documentation. In the event both appraisals are deemed not to comply with the Uniform Standards as a result of their review by the National Park Service, the National Park Service shall request to have its appraisal revised to comply with the Uniform Standards and shall afford the Foundation the opportunity to also have its appraisal revised as well. Upon the approval by the National Park Service of an approved appraisal of the properties to be exchanged, the National Park Service and the Foundation shall then have the option of accepting the approved appraised values as the market values of the properties to be exchanged or terminating the Agreement.

4. In accordance with 16 U.S.C. 4601-22(b), "[t]he values of the properties so exchanged either shall be approximately equal, or if they are not approximately equal, the values shall be equalized by the payment of cash to the grantor from the funds appropriated for the acquisition of land for the area, or to the Secretary as the circumstances require." In this instance the grantor would be the Foundation. The parties agree that it is their intent that the properties to be exchanged represent equal value. The market values of the NPS and Foundation properties shall be that as determined by the appraisal process. In addition, should the Foundation be required to demolish improvements on its exchange property prior to settlement hereunder, the costs of demolition will be added to the value of its exchange property. If the appraised value of the Foundation property exceeds the appraised value of the NPS property, the Foundation shall only acquire 3526 K Street, N.W., convey it to the United States at settlement and provide any requisite additional compensation to equalize value by providing the National Park Service with additional interests in land located within the District of Columbia or by means of a cash payment. In the event that the Foundation is required to provide additional compensation to equalize value, the parties agree that the first priority is for the Foundation to acquire additional interests in land for conveyance to the National Park Service. Further, the parties agree that if after reasonable efforts on the part of the Foundation to acquire additional interests in land as

identified by the National Park Service the Foundation is unable to acquire these additional interests in land and if all required approvals regarding the exchange contemplated herein have been obtained, the Foundation will provide the required additional compensation by means of depositing a cash payment to the escrow agent.

5. In accordance with National Park Service guidelines governing proposed land exchanges, the National Park Service shall undertake the following actions:

- a) Notify the public and applicable governmental bodies of the proposed exchange, and conduct a public meeting if requested. Public notification shall include publication of a Notice of Realty Action in local newspapers and the Federal Register providing a minimum 45-day period for public comment.
- b) Conduct an environmental review process pursuant to the National Environmental Policy Act (NEPA) to examine the exchange proposal and to determine whether to consummate the exchange as contemplated. As an initial element of the environmental review process, the National Park Service will conduct a public "scoping session" meeting to afford the public the opportunity to assist the National Park Service in identifying and analyzing the potential impacts of the exchange proposal.
- c) Conduct a pre-acquisition contaminant survey of the Foundation and NPS properties to determine the presence or absence of contamination on the properties.
- d) Provide the required notification and documentation to the National Capital Planning Commission for review and approval. The obligations of the National Park Service are expressly contingent upon obtaining the requisite approval of the National Capital Planning Commission to consummate the exchange.
- e) Provide the required notification and documentation to the Appropriations Committees of the House of Representatives and the Senate for review. The Appropriations Committees shall have a minimum of 30 days in which to review the proposed exchange. The obligations of the National Park Service are expressly contingent upon completion of such review by the Appropriations Committees to consummate the exchange.

f) In light of the time sensitive nature of this transaction, the National Park Service agrees to implement the above actions as soon as practicable once this Agreement has been executed.

6. The National Park Service and the Foundation agree to share the costs associated with completing the required evaluations and studies outlined in paragraph 5 above as follows: The National Park Service agrees to pay all costs associated with conducting a pre-acquisition contaminant survey of the Foundation and NPS properties. The Foundation agrees to pay all costs associated with conducting the environmental review process pursuant to NEPA as well as pay the costs associated with publishing the required public notices.

7. Upon the satisfactory completion of the requirements set forth above, the National Park Service will execute and deliver to the escrow agent a quitclaim deed conveying to the Foundation the fee-simple interest in a portion of the NPS property (identified as Lot 2 in paragraph 1B herein) with certain restrictions as to the future use of the NPS property as enumerated in this Agreement with instructions that the deed is to be recorded among the Land Records of Washington, D.C., upon the Foundation's delivery to the escrow agent for recordation among the Land Records of the District of Columbia of a special warranty deed conveying to the United States the fee-simple interest in all or a portion of the Foundation property, and any additional consideration required by the terms of this Agreement.

8. Subsequent to the National Park Service's delivery of the quitclaim deed, as referenced above and dependent upon the respective appraised values of the Foundation and NPS properties, the Foundation will proceed on one of the two following courses of action. 1) In the event both Lots 808 and 810 are to be exchanged, the Foundation will complete its demolition of the structures currently located on the Foundation's property and execute and deliver to the escrow agent a special warranty deed conveying to the National Park Service the fee-simple interest in the Foundation property with instructions that the deed is to be recorded among the Land Records of the District of Columbia upon the National Park Service's delivery to the escrow agent of a quitclaim deed conveying to the Foundation the fee-simple interest in a portion of the NPS property (identified as Lot 2 in paragraph 1B herein) with certain restrictions as to the

property's future land use. 2) In the alternative, if only the mid-block lot (3526 K Street or Lot 810) is to be exchanged, then the Foundation will proceed to settlement without demolition.

9. In the event there is a discrepancy between the cost of the Foundation exchange property and its appraised value that disables this transaction, the National Park Service agrees to identify suitable exchange properties as replacements for Lots 808 and 810 to facilitate the completion of this transaction. Potential substitute exchange properties shall include but not be limited to a portion of the RAHA III estate bordering 44th Street and Glover Archbold Park and a portion of that property owned by the Presbyterian Home near Broad Branch Road.

10. Interim Agreement. If requested by the Foundation, the National Park Service will join in an application for a fence permit for a portion of the NPS property (identified as Lot 2 in paragraph 1B herein) with the provisions that no construction of the fence may begin until the deeds are in escrow and that all costs associated with obtaining the required permits and erecting said fence will be the responsibility of the Foundation.

11. Termination. This agreement terminates upon the earlier of 1) the simultaneous exchange of the interests in land as contemplated herein, 2) written notification at any time prior to the simultaneous exchange of interests by either party in its sole discretion that it will not proceed with the exchange, or 3) one (1) year from the date of the last signature executing this agreement.

12. The Foundation and the National Park Service agree that either party may decline to complete the exchange of land as set forth above prior to the exchange of land. However, both parties enter into the above exchange process with the expectation that the exchange of land as set forth herein will be mutually beneficial and should occur; and in the event it does not occur, both parties agree to commence and pursue in good faith an alternative means of effecting an exchange of land.

13. The Foundation represents and it is a condition of this Agreement that no member of, delegate to, or resident commissioner in, Congress shall be admitted to any share or part of this Agreement, or to any benefits that may arise therefrom, unless the share or part or benefit is for the general benefit of a corporation or company.

14. Nothing contained in this Agreement shall be construed as binding the United States to expend in any one fiscal year any sum in excess of appropriations made by Congress and available for the purposes of this Agreement for that fiscal year, or as involving the United States in any contract or other obligation for the further expenditure of money in excess of such appropriations.

15. All terms and conditions with respect to this Agreement are expressly contained herein and the Foundation agrees that no representative or agent of the United States has made any representation or promise with respect to this Agreement not expressly contained herein

16. This Agreement contains the complete agreement between the parties and may only be amended in writing with notice given to the parties at the addresses as provided in Paragraph 1F above.

SIGNED SEALED AND DELIVERED THIS 13th DAY OF June, 2002.

ATTEST:

THE CASEY MANSION FOUNDATION, INC.,
a Maryland non-stock corporation.

Andrea A. Jitka

By: Bruce Brown Casey

ATTEST:

UNITED STATES OF AMERICA

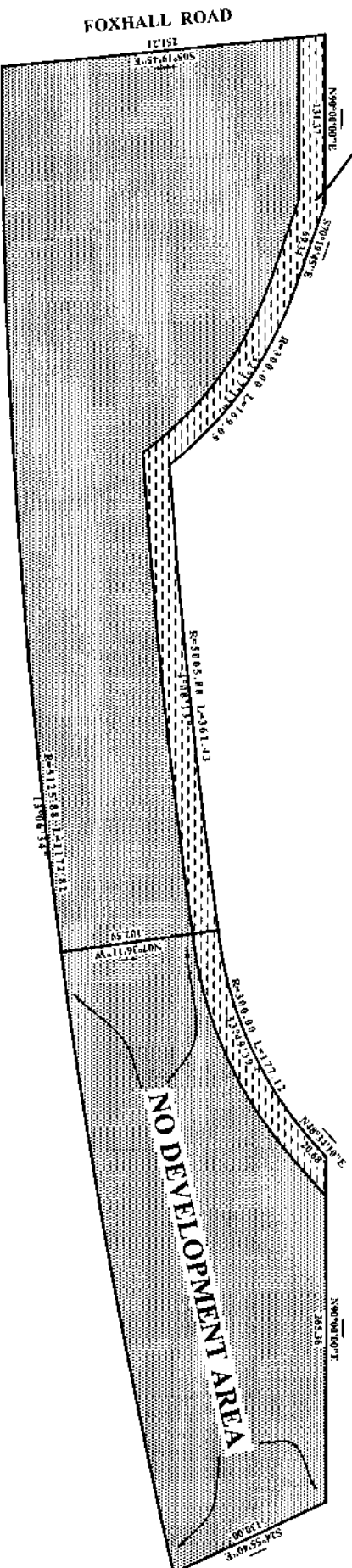
Jo A. Cox



By: Larry R. Fortiter
Regional Director
National Capital Region
National Park Service
Department of the Interior

EXHIBIT A

PARCEL 18/103

PARCEL 18/40



	TO BE RETAINED BY NPS
	TO BE CONVEYED TO CASEY FOUNDATION



**WHITEHAVEN PARKWAY
RESERVATION 357**



AMENDMENT NUMBER 1
TO
PRELIMINARY AGREEMENT TO EXCHANGE REAL PROPERTY
BETWEEN
THE CASEY MANSION FOUNDATION
AND
THE NATIONAL PARK SERVICE

This amends the Preliminary Agreement to Exchange Real Property between the Casey Mansion Foundation and the United States of America acting by and through the National Capital Region of the National Park Service, Department of the Interior dated June 13, 2002 (Agreement).

WHEREAS, after further consideration the National Park Service no longer wishes to retain ownership to that parcel of land referenced in paragraph 1B of the Agreement as Lot 1, a strip of land 20-feet wide running the length of the northern perimeter of Lot 804 in Square 1346 for construction of a pedestrian hiking trail; and

WHEREAS, the National Park Service wishes to convey its right, title and interest in the aforementioned 20-foot wide strip to the Foundation subject to certain restrictions as to the future use of said property as more particularly described in the Agreement; and

WHEREAS, the Foundation wishes to accept title to the aforementioned 20-foot wide strip of land subject to certain restrictions as to the future use of said property as more particularly described in the Agreement; and

WHEREAS, by virtue of the National Park Service's conveyance of title to the aforementioned 20-foot wide strip of land to the Foundation, the National Park Service is no longer obligated to construct a proposed walking trail on said strip of land; and

WHEREAS, the Foundation agrees that in the event that construction of the residence for the Mayor of the District of Columbia, on the Foundation property which consists of Lots 3, 4, 801, 802 and 803 in Square 1346, is not initiated within five (5) years from the date Lot 804 in Square 1346 is conveyed to the Foundation by the United

States, the Foundation agrees to convey said Lot 804 to the United States at the price equivalent to the approved appraised value of the property as established by the National Park Service's appraisal of said Lot 804 completed in November, 2002; and

WHEREAS, the National Park Service agrees to place in an escrow account, held by the National Park Foundation, funds in the amount of the approved appraised value of Lot 804 in Square 1346 as established by the National Park Service's appraisal of the property completed in November 2002, for the purchase of said Lot 804 from the Foundation in the event the Foundation has not initiated construction of the residence for the Mayor of the District of Columbia within five (5) years from the date Lot 804 is conveyed to the Foundation by the United States; and

WHEREAS, in order to ensure that the natural resources located within the NPS property are adequately protected in the future, the Foundation agrees to the following provisions relative to its future management of the NPS property:

1. Impacts to all native vegetation shall be avoided to the fullest extent possible. Except for the erection and maintenance of the perimeter fence, all construction related activities shall be conducted outside the "no development area." Staging areas and temporary storage sites for equipment and materials shall be carefully placed in previously disturbed or developed areas. No grading, tree removal or construction activities of any kind are to be conducted within the "no development area."
2. Subsequent to the conveyance of the NPS property to the Foundation, the Foundation agrees to implement an exotic invasive plant mitigation program on the NPS property.
3. Any tree to be removed from outside the "no development area" on the NPS property must be surveyed for raptor nests before removal. The disturbance of any tree wherein a nest(s) is present shall be avoided between February 15 and September 15. In addition, construction activities shall not be conducted

on the NPS property during the above referenced nesting season if nests are found on the NPS property.

4. Impacts to the riparian stream located within the "no development area" are to be avoided to the fullest extent possible. Appropriate erosion control measures shall be implemented during construction activities conducted on the NPS property or the adjoining Foundation property to avoid the potential degradation of the stream's water quality.
5. Botanical and wildlife surveys of the NPS property will be conducted by the Foundation during the Spring of 2003 prior to the initiation of any construction activities. In the event the presence of rare, threatened or endangered species is discovered as a result of the Spring 2003 survey, the Foundation agrees that prior to the commencement of any construction activities and upon the written approval of the National Park Service it will take appropriate action to ensure the future protection of said rare, threatened or endangered species.

NOW THEREFORE, the parties agree to amend the Agreement as follows:

1. Paragraph 1E of the Agreement is hereby eliminated.
2. Exhibit A of the Agreement is hereby modified to reflect that the entirety of Lot 804 in Square 1346 that will be conveyed to the Foundation.
3. Paragraph 1G of the agreement is hereby added as follows: "The Foundation agrees that in the event that construction of the residence for the Mayor of the District of Columbia, on the Foundation property which consists of Lots 3, 4, 801, 802 and 803 in Square 1346, is not initiated within five (5) years from the date Lot 804 in Square 1346 is conveyed to the Foundation by the United States, the Foundation agrees to convey said Lot 804 to the United States at the price equivalent to the approved appraised value of the property as established by the National Park Service's appraisal of said Lot 804 completed in November, 2002."

4. Paragraph 1H of the Agreement is hereby added as follows: "The National Park Service agrees to place in an escrow account, held by the National Park Foundation, funds in the amount of the approved appraised value of Lot 804 in Square 1346 as established by the National Park Service's appraisal of the property completed in November 2002, for the purchase of said Lot 804 from the Foundation in the event the Foundation has not initiated construction of the residence for the Mayor of the District of Columbia within five (5) years from the date Lot 804 is conveyed to the Foundation by the United States.

5. Paragraph 1I of the Agreement is hereby added as follows: "In order to ensure that the natural resources located within the NPS property are adequately protected in the future, the Foundation agrees to the following provisions relative to its future management of the NPS property:

- A. Impacts to all native vegetation shall be avoided to the fullest extent possible. Except for the erection and maintenance of the perimeter fence, all construction related activities shall be conducted outside the "no development area." Staging areas and temporary storage sites for equipment and materials shall be carefully placed in previously disturbed or developed areas. No grading, tree removal or construction activities of any kind are to be conducted within the "no development area."
- B. Subsequent to the conveyance of the NPS property to the Foundation, the Foundation agrees to implement an exotic invasive plant mitigation program on the NPS property.
- C. Any tree to be removed from outside the "no development area" on the NPS property must be surveyed for raptor nests before removal. The disturbance of any tree wherein a nest(s) is present shall be avoided between February 15 and September 15. In addition, construction activities shall not be conducted on the NPS property during the above mentioned nesting season if nests are found on the NPS property.
- D. Impacts to the riparian stream located within the "no development area" are to be avoided to the fullest extent possible. Appropriate erosion control measures shall be implemented during construction activities conducted on the NPS property or the

adjoining Foundation property to avoid the potential degradation of the stream's water quality.

- E. Botanical and wildlife surveys of the NPS property will be conducted by the Foundation during the Spring of 2003 prior to the initiation of any construction activities. In the event the presence of rare, threatened or endangered species is discovered as a result of the Spring 2003 survey, the Foundation agrees that prior to the commencement of any construction activities and upon the written approval of the National Park Service it will take appropriate action to ensure the future protection of said rare, threatened or endangered species.

Except as specifically amended herein, all other terms of the Agreement remain in full force and effect and are reaffirmed by the parties.

AGREED TO by the parties this 29th day of November, 2002.

ATTEST:

THE CASEY MANSION FOUNDATION,
INC., a Maryland non-stock corporation

Andrea A. Filsinger

By: Danny Brown Casey

ATTEST:

UNITED STATES OF AMERICA

Paul D. Cain

Acting By: Sara Chimental
Regional Director
National Capital Region
National Park Service
Department of the Interior

**BIOLOGICAL RESOURCES INVENTORY REPORT
WHITEHAVEN PARKWAY, RESERVATION 357
WASHINGTON, D.C.**



Prepared for:

National Park Service
Land Resources Program Center
National Capital Region
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601 Prince Street
Alexandria, Virginia 22314
Contact: Jonathan Childers

November 4, 2002

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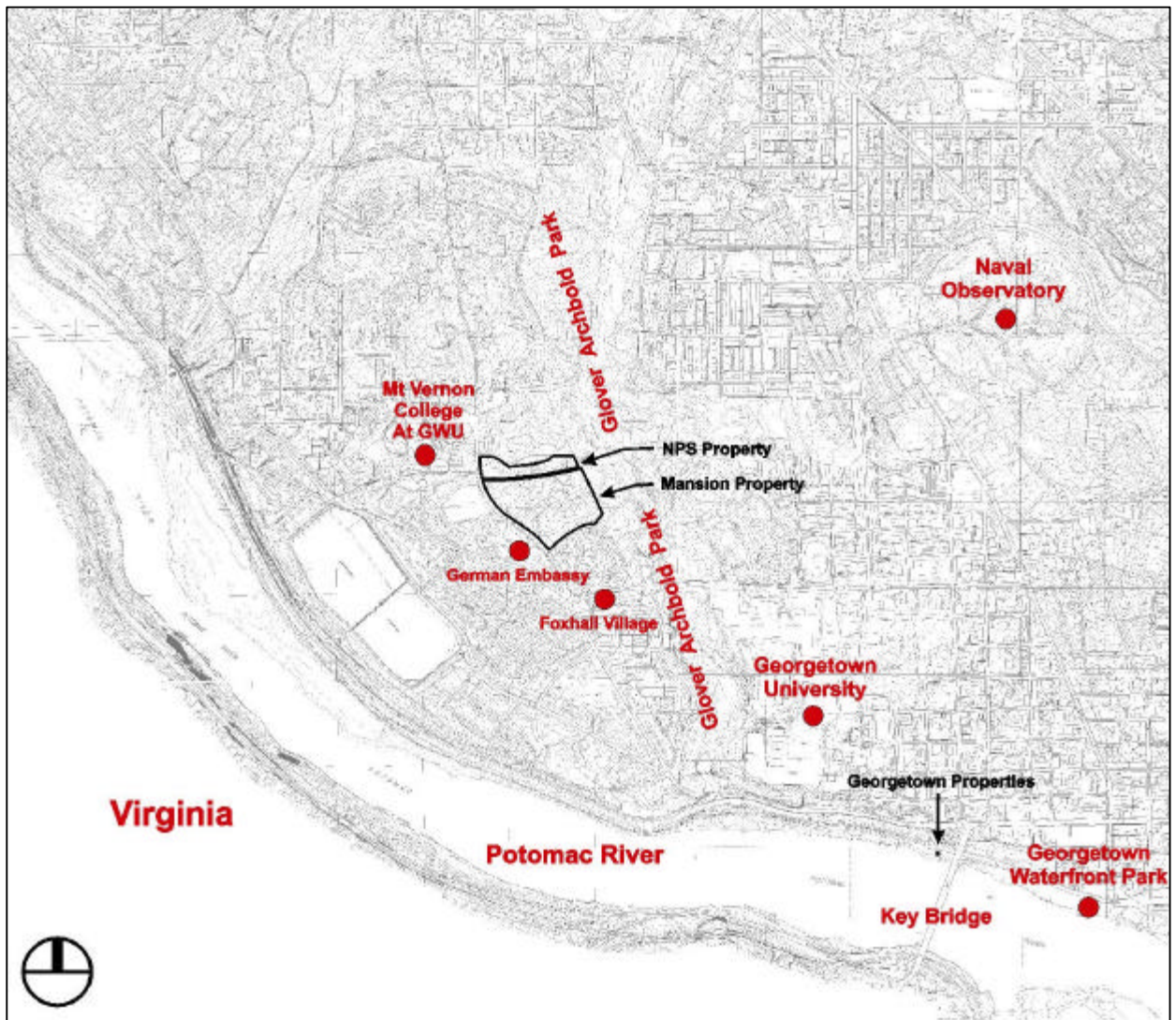
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1.0 INTRODUCTION

The National Park Service (NPS) is proposing to conduct a land transfer between NPS and the Casey Mansion Foundation (the Foundation). The parkland proposed for exchange consists of Whitehaven Parkway Reservation 357, or Lot 804, a 4-acre natural area located between Foxhall Road and Glover Archbold Park in northwest Washington, D.C. The location of lot 804, which is referred to as the NPS Property with regard to the proposed land exchange, is illustrated in Figure 1. This parkland exists as mostly open woodlands and shrubland and is traversed by a partially spring-fed stream on its northeast end that flows into Glover Archbold Park from the west. It is bordered by privately owned developed land to the north and south, by urban roads to the west, and by forest in Glover Archbold Park to the east. Should the land transfer occur, Lot 804 would be joined with a 17-acre Foundation-owned parcel to its south to facilitate construction associated with a proposed mansion for the mayor of Washington, D.C. It is proposed that a driveway be constructed through the western portion of the Lot 804 and that a guardhouse be constructed within the same vicinity. The remainder of the Lot 804 would remain undeveloped in perpetuity.

In preparation for proposed the land exchange, NPS tasked EDAW Inc. with conducting a biological inventory of Lot 804 and analyzing potential biological impacts of the proposed action. Recommended measures for protection of rare, threatened, or endangered (RTE) species and/or unusual habitats were also to be provided, as appropriate. Specifically, an on-the-ground inventory of plant species found within Lot 804 was to be conducted to identify 90 percent or more of the species likely to be present, to identify any RTE species on the subject property, and to characterize the vegetation communities throughout the property. In addition, an inventory of wildlife species throughout the property, specifically vertebrate and macroinvertebrate species found within the stream, was to be completed. Finally, sources of flows to the stream were to be mapped and the slope of the stream on the parkland was to be determined.

Figure 1 – Location of NPS Subject Property



2.0 METHODOLOGY

A review of available background information was conducted by environmental specialists employed by EDAW, Inc, an international environmental planning and design firm with a local office in Alexandria, Virginia. The review included gathering information from the NPS, the Maryland Department of Natural Resources, the Virginia Department of Game and Inland Fisheries, and the United States Fish and Wildlife Service (USFWS).

A biological survey to characterize and inventory the plant communities and wildlife on the subject property was conducted from October 26 – 28, 2002 by EDAW personnel including biologists, environmental planners, and landscape architects. Weather conditions during the field surveys were cool to cold and included mostly cloudy skies and occasional rain. Temperatures ranged from 38 to 72 degrees Fahrenheit. Vertebrate wildlife and botanical surveys consisted of walking meandering transects through the various habitats within the subject property. Wildlife species were identified by direct observation and indirect signs including tracks, scat, calls, nests, and burrows.

Vegetation communities within and adjacent to the 4-acre subject property were mapped onto a 1-inch = 100-foot scale aerial photograph (provided by the National Capital Planning Commission). Vegetation communities were classified according to the United States Geological Society – National Park Service (USGS – NPS) Vegetation Mapping Program for Rock Creek Park Vegetation Descriptions (2001), and Reschke (1990) and Smith (1991). While various annuals and herbaceous perennials are not detectable in late-October when the survey was conducted, the study area was surveyed for rare plants.

During the field survey, sources of water flow to the stream present on the property were mapped. Macroinvertebrate sampling was conducted within the stream at four separate ripples using a dip net. In addition, logs and rocks were overturned throughout the stream and organisms were collected using a dip net. Macroinvertebrates were collected into alcohol-filled sample jars and keyed to genus level at an entomology lab at the University of Maryland using dissecting microscopes. Lab work was conducted from Oct 28 – Oct 30, 2002. Macroinvertebrate identifications were confirmed by Dr. William Lamp, an aquatic entomologist at the University of Maryland. Other vertebrates and invertebrates collected were identified and released on site.

It is noted that different plant and wildlife species may be present in the spring versus those present during the autumn season. Although the survey was conducted during the autumn migratory season or dormant season for various species of wildlife and during the autumn dormant season for various species of plants, habitat suitability and likelihood of occurrence for RTE species was assessed. Plant and animal species detected during the field survey were identified to the extent possible according to Brown and Brown (1972), Dirr (1975), Venning (1984) and Uva et al (1997) for plants, Contant and Collins (1998), Whitaker (1998) and National Geographic Society (1987) for vertebrates, and McCafferty (1983), Peckarsky et al (1990) and Thorp and Conich (2001) for macroinvertebrates.

After reviewing this Biological Resources Inventory Report, Rock Creek National Park staff revisited the subject property in search of particular species that had not been observed during the inventory, but were known to occur nearby on Rock Creek parkland. Additional species were observed during this site visit, as listed in Appendix E. The additional species observed were not RTE species.

3.0 EXISTING CONDITIONS

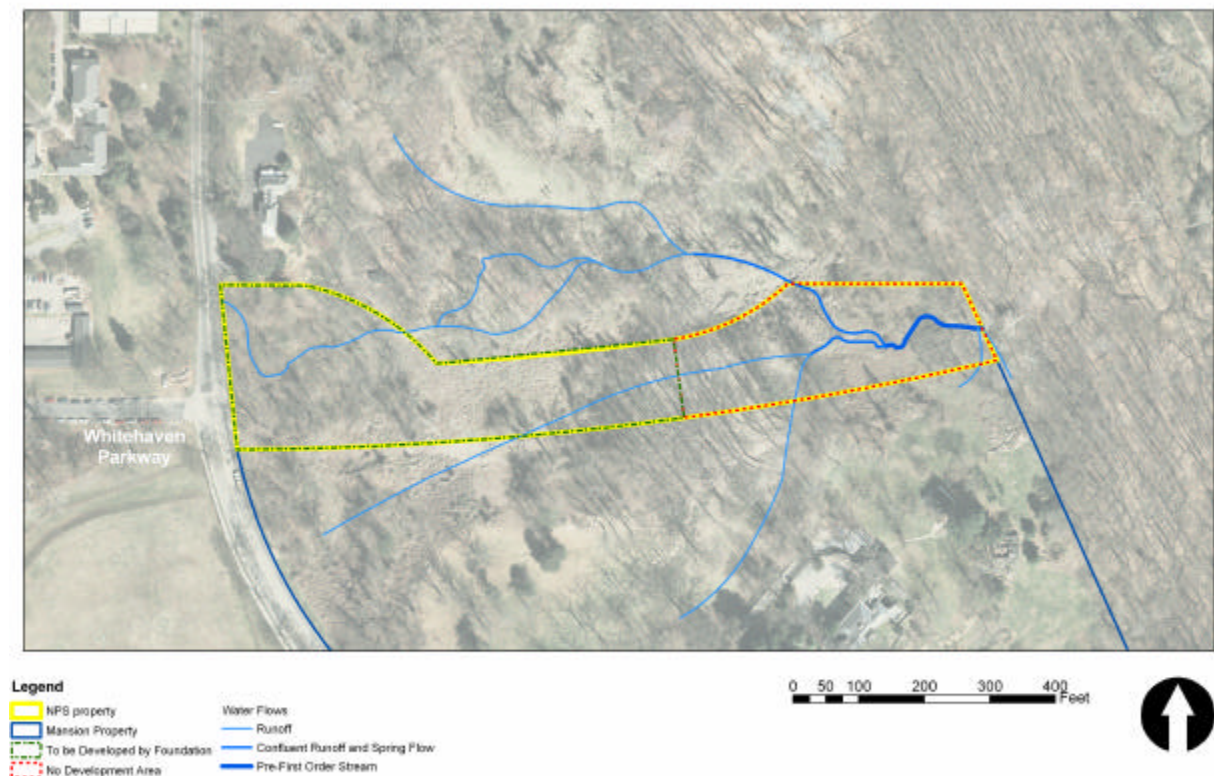
Topography and Soils

The majority of the subject property is deciduous forest and shrubland with moderate slopes descending to the east. Soils on the property are primarily Glenelg-Urban land complex with 8 to 15 percent slopes. The moderately sloping, well-drained soils of the Glenelg series (USDA 1976) include a surface layer of dark brown loam averaging a 2-inch depth and a subsurface layer of yellowish brown loam with an average of a 7-inch depth. Subsoil is about 19 inches thick and is strong brown heavy silt loam in the upper part and yellowish red silty clay loam in the lower part. The substratum is variegated loam and is found between depths of 28 and 60 inches. Permeability is moderate and the available water capacity is high. The potential for erosion is severe. At the westernmost edge of the property, soils are of the Chillum-Urban land complex with 8 to 15 percent slopes and well-drained soils (USDA 1976). The surface layer within this area consists of very dark gray silt loam about 2 inches thick and a subsurface layer of pale brown silt loam about 10 inches thick. The subsoil layer is brown heavy silt loam and yellowish red silty clay loam. The substratum is strong heavy brown very gravelly sandy loam. A small portion of the southern edge of the property falls within a Manor-Urban land complex with 15 to 40 percent slopes (USDA 1976). These soils are steeply sloping and well-drained, consisting primarily of silty loam.

Stream and Stream Flows

An unnamed pre-first order tributary stream of the Potomac River runs from the northern middle of the subject property to the southeast edge of the property. The stream is partially fed by a spring occurring on privately owned land adjacent to the north. It is also partially fed by urban runoff from roads and culverts from the west and by runoff from the adjacent developed land to the southwest. While water chemistry testing was not performed, some signs of negative impacts from urban runoff were evident such as petroleum film and fertilizer runoff. The multiple sources of flow to the stream were mapped and are represented in Figure 2. The slope of the stream within the subject property is an average of 4 percent.

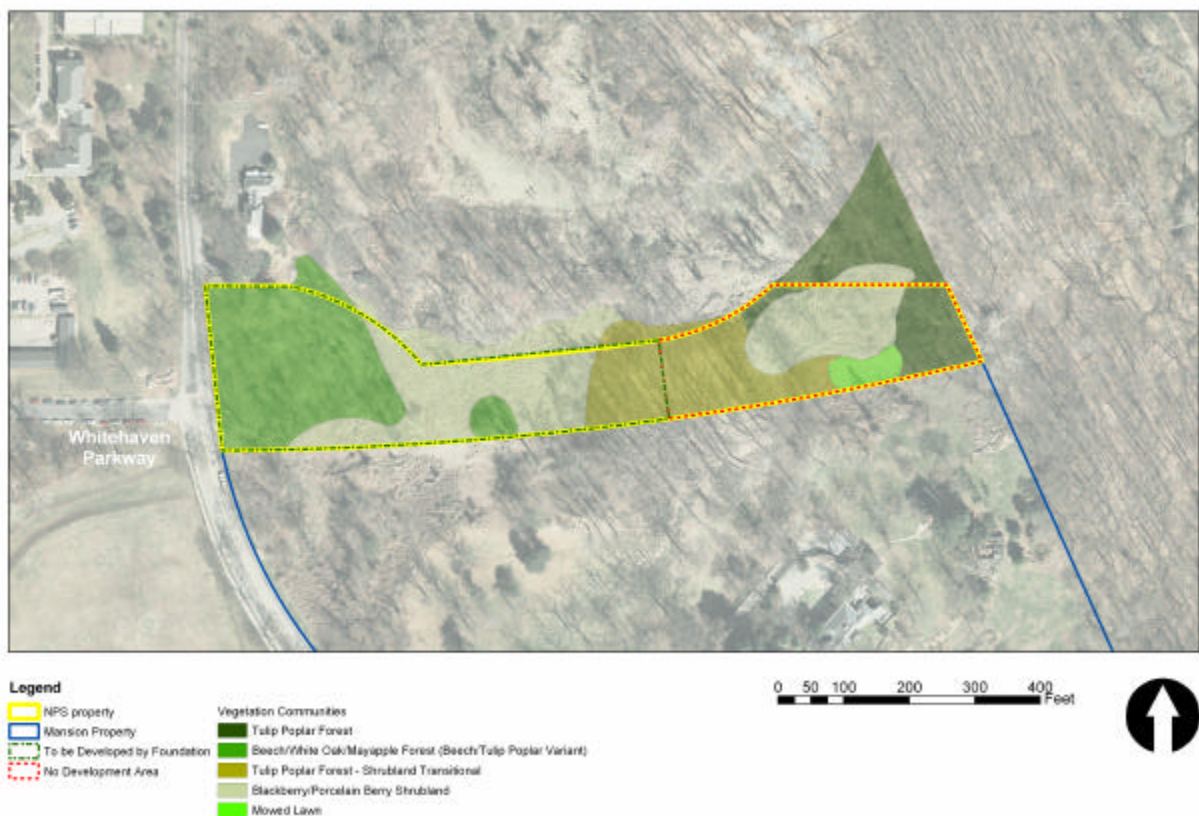
Figure 2 – Water Flows on Subject Property



Vegetation Communities

Vegetation types or communities are assemblages of plant species that usually coexist in the same area. This classification of vegetation follows that of USGS – NPS Vegetation Mapping Program (2001), Reschke (1990) and Smith (1991). The beech (*Fagus grandifolia*) – tulip poplar (*Liriodendron tulipifera*) variant of beech – white oak (*Quercus alba*) / mayapple (*Podophyllum peltatum*) forest was present on property, as well as tulip poplar forest, blackberry/porcelainberry shrubland, mowed lawn and a transitional zone of tulip poplar forest - shrubland. These plant communities are described below and are depicted in Figure 3. No RTE species were observed on property at the time of the survey. A list of plant species observed during the October 2002 survey appears in Appendix A.

Figure 3 – Vegetation Communities on Subject Property



Tulip poplar forest is found along streams on mesic mid-slope to low-slope areas (USGS – NPS 2001). This association is dominated by tulip poplar in the canopy with tulip poplar, box elder, American crabapple (*Malus coronaria*) and silky dogwood (*Cornus amomum*) in the sub-canopy. This community was found at the easternmost third of the subject property and along the northeast and southeast edges. The associated shrub layer included spicebush (*Lindera benzoin*), blackberry (*Rubus allegheniensis*), and multiflora rose (*Rosa multiflora*). Herbaceous ground-cover species included poison ivy (*Rhus radicans*), porcelain berry, and grasses (*Poaceae* spp.).

Beech – tulip poplar variant of beech – white oak / mayapple forest is found on dry to mesic soils and on gentle gradients. It is typical for acidic sandy loam soils to be underlain by semibasic or mixed basic and acidic rocks which may play an important role in the abundance of non-native species within this association (USGS – NPS 2001). This community has a canopy and sub-canopy typically dominated by tulip poplar and beech. Other dominants found on the subject property included red maple (*Acer rubra*), boxelder (*Acer negundo*), white mulberry (*Rhus alba*), red mulberry (*Morus rubra*), paulownia (*Paulownia tomentosa*), American ash (*Fraxinus americanus*), black walnut (*Juglans nigra*), and slippery elm (*Ulmus rubra*). This habitat association occurs within the western third of the property. Associated shrub layer species present included blackhaw (*Viburnum prunifolium*), Japanese honeysuckle (*Lonicera japonica*), black raspberry (*Rubus occidentalis*) and pokeweed (*Phytolacca americana*). Herbaceous ground-cover and climbing species included Virginia creeper (*Parthenocissus quinquefolia*), porcelain berry (*Ampelopsis brevipedunculata*), mile-a-minute vine (*Polygonum perfoliatum*), English ivy (*Hedera helix*) and wild ginger (*Asarum canadense*). This vegetation association is under the effect of a proliferation of ornamental vines such as mile-a-minute vine, porcelain berry, and English ivy that are killing multiple trees throughout the property and out-competing native shrubs and ground covers, thus reducing light levels to the forest floor and limiting regeneration of native shrubs and saplings.

Tulip poplar forest – blackberry / porcelain berry shrubland transitional occurs primarily within the central-eastern portion of the subject property. It exists between areas dominated by tulip poplar forest association and areas dominated by blackberry/porcelain berry shrubland association. Within this transitional area, a canopy and sub-canopy exist dominated by tulip poplar, black walnut, box elder and black cherry. The shrub layer within this community is dominated by a dense cover of porcelain berry, mile-a-minute vine, winter grape (*Vitis vulpina*), black raspberry and multiflora rose similar in consistency and density to that described in the shrubland vegetation association above. This association contains a higher percentage of trees covered and weakened by the presence of exotic vines than occurs within the tulip poplar forest association.

Blackberry / porcelain berry shrubland occurs primarily as an early successional association dominated by exotic species. This community is found in openings in deciduous forest and at forest edges. At the center of the subject property the canopy and sub-canopy are sparse to absent. Species within this layer included Paulownia, tree-of-heaven (*Ailantus altissima*), and slippery elm. The shrub layer for this association was

dominated by exotic vines including porcelain berry, mile-a-minute vine, and multiflora rose. Other species within the shrub layer included black raspberry, blackberry, poison ivy, English ivy and spicebush. Trees of any age class were rare within this community and those present were weakened by the dominant presence of exotic vines.

Mowed lawn occurs as an extension of the established lawn on the Foundation-owned property adjacent to the south of the subject property. Dominant species included various grasses such as Kentucky bluegrass (*Poa pratensis*), common timothy (*Phleum pratense*), and fescues (*Festuca* spp.). This association occurs primarily along a portion of the southwestern edge of the subject property.

Wildlife

The four-acre subject property provides habitat for a variety of wildlife species, including birds, reptiles, amphibians, mammals, macroinvertebrates and other invertebrates. Wildlife data for this property is based on direct observations during field surveys. Thirty-two animal species and 13 genera of macroinvertebrates were detected on or near the property. Wildlife species detected in the deciduous forest and shrubland habitats include white-tailed deer (*Odocoileus virginianus*), Eastern gray squirrel (*Sciurus carolinensis*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), northern mockingbird (*Mimus polyglottos*), red-tailed hawk (*Buteo jamaicensis*), pileated woodpecker (*Dryocopus pileatus*), northern cardinal (*Cardinalis cardinalis*), song sparrow (*Melospiza melodia*), Carolina chickadee (*Parus carolinensis*), and American crow (*Corvus brachyrhynchos*). Wildlife species encountered within the stream include northern dusky salamander (*Desmognathus fuscus fuscus*), crayfish (*Orconectes* sp.), and multiple macroinvertebrates including Trichoptera (order), Philopotanmidae (family) *Chimarra* (genus), Diptera Nematocera Tepulidae *Prinocera*, and Odonata Calopterygidae *Calopteryx*. A complete species list from the October 2002 survey can be found in Appendix B.

Sensitive Habitats

Sensitive habitats are those that are considered rare in the region, support sensitive plant or animal species, or receive regulatory protection (e.g., wetlands as defined by the U.S. Army Corps of Engineers [Corps]).

The waterway of the stream that runs through the subject property is considered a sensitive habitat along with its surrounding wetland habitat. On the property, characteristic wetland plant species were not evident. This is most likely because of the relatively steep slopes of the streambanks. While the surrounding deciduous forest reflects the presence of moist soils, there is no marked difference between vegetation directly adjacent to the stream and vegetation further away from the stream within the same habitat association. Adjacent to the subject property, multiple wetland plant species are evident near the stream including cattails (*Typha angustifolia*) and sedges (*Cyperus* sp.).

Sensitive Plants

Sensitive plants are those that are listed by the U.S. Fish and Wildlife Service (USFWS), Maryland, or Virginia as endangered, threatened, or sensitive (S1-S4 for state lists). No sensitive plant species were detected during the October 2002 field survey. Currently no data exists for historical recorded occurrences of sensitive plant species within the subject property. Focused surveys for rare plants should be conducted during the appropriate blooming periods for these species.

Sensitive plant species that have a potential to occur on the property based on presence of suitable habitat are described in Appendix C. Based on previous recorded occurrences by the National Park Service for nearby Rock Creek Park, 15 sensitive plant species were determined to have a low to moderate potential to occur on the subject property. Two of these species are listed as Maryland state endangered: shellbark hickory (*Carya laciniosa*) and striate agrimony (*Agrimonia striata*). The others are listed by Maryland at various levels of sensitivity (see Table 1). These species include the following: golden Alexander (*Zizia aurea*), cornel-leaved aster (*Aster infirmus*), whorled coreopsis (*Coreopsis verticillata*), boneset (*Eupatorium altissimum*), sheepberry (*Viburnum lentago*), Carolina leaf-flower (*Phyllanthus caroliniensis*), chestnut (*Castanea dentate*), basil balm (*Monardia clinopodia*), showy skullcap (*Scutellaria serrata*), umbrella tree (*Magnolia tripedala*), smooth ground-cherry (*Physalis virginiana*), little lady's tresses (*Spiranthes tuberosa*) and hairy-leaved sedge (*Carex hirtifolia*). Of the 15 species listed above, none are known to occur on or adjacent to the subject property. None of these plant species are federally listed.

Sensitive Wildlife

Sensitive wildlife are those animal species that are listed as threatened or endangered, proposed for listing or candidates for listing by the USFWS, Maryland, or Virginia (S1-S4 for state sensitive species). No notable sensitive animal species were detected on the subject property during the October 2002 field survey. One genus of amphipod (*Crangonyx*) and one genus of isopod (*Caecidotea*) are currently being keyed by Dr. William Lamp of the University of Maryland to the species level. While certain species within each of the above amphipod and isopod genera are considered sensitive, multiple others are not. Thus a conclusion has yet to be made on the sensitivity of two detected macroinvertebrate genera. Currently no data exists for historical recorded occurrences of sensitive animal species within the property.

Sensitive wildlife species that have a potential to occur on the property based on the presence of suitable habitat are listed in Appendix D. There are 13 sensitive wildlife species with a potential to occur in the subject property. No federal or state endangered or threatened wildlife species were detected on the property. The Maryland "sensitive" dark-eyed junco (*Junco hyemalis*) and red-breasted nuthatch (*Sitta canadensis*) were detected. However these species are considered rare or sensitive only if detected during their spring breeding seasons. Since the birds were detected in late October, their occurrence is not notable. Potential suitable habitat for a Maryland "in need of

conservation” species, the Nashville warbler (*Vermivora ruficapilla*), was detected on the property. One federally endangered aquatic crustacean, Hay’s spring amphipod (*Stygobromus hayi*) has been observed with a 6-mile radius of the property. However due to the quality and topography of the stream on the subject property, specifically that the stream contains high levels of silt and is fed by urban run-off, there is a very low potential for this species to occur on the property. Other sensitive wildlife species with a potential to occur on the property include: sharp-shinned hawk (*Accipiter striatus*), whip-poor-will (*Caprimulgus vociferous*), common nighthawk (*Chordeiles minor*), purple finch (*Carpodacus purpureus*), black-throated blue warbler (*Dendroica caerulescens*), mourning warbler (*Oporornis philadelphia*), Canada warbler (*Wilsonia canadensis*), winter wren (*Troglodytes troglodytes*) and hermit thrush (*Catharus guttatus*).

4.0 RECOMMENDATIONS

No notable sensitive habitats, plant species or wildlife species were detected on the subject property. Overall, the property is overgrown by many species of exotic vines and other exotic herbaceous and woody plant species such as Paulownia and Ailanthus. The stream receives runoff from surrounding developed/urbanized lands and roadways. The water channel appears to be very silty and contains obvious signs of polluted water quality. However, the majority of the property is covered with large mature native trees and many native plant species within the sub-canopy, shrub and ground-cover layers. The property does serve as a valuable resource for multiple species of wildlife, particularly passerines and raptors including the federally protected red-tailed hawk and the state sensitive sharp-shinned hawk (*Accipiter striatus*).

The following recommendations are made to promote the continued provision of resources on the subject property and to increase the value of the property as healthy habitat for native species:

1. Impacts to native shrubs and trees should be avoided to the extent possible. Any construction activities planned for the subject property, particularly staging areas and temporary storage sites for equipment, trucks, and stockpiles should be carefully placed in previously disturbed or developed areas.
2. An exotic invasive plant mitigation program should be carried out. One similar to that conducted by the NPS throughout other parts of Rock Creek Park in the mid-1990's (Salmons 1999) would be suitable as many of the exotic species effectively eradicated within that project are the same exotics found on the subject property. Specific exotic species of concern include but are not limited to porcelain berry, mile-a-minute vine, English ivy, multiflora rose and garlic mustard.
3. Trees to be removed from the subject property should be surveyed for raptor nests before removal. Any nests present should be avoided between February 15 and September 15. In addition, due to the small size of the subject property, construction activities should be halted during the above-mentioned nesting season if nests are found on the property due to noise pollution/disturbance concerns.
4. Tire tracks caused by truck access in previously undisturbed habitats should be raked out after completion of construction to decompact soils and discourage future use of the temporary routes by off-road vehicles. This will also aid in the prevention of exotic plant species from becoming established on disturbed soils.
5. Impacts to the riparian stream area should be avoided to the extent feasible. This includes the monitoring of construction-caused runoff or material spills that could potentially further degrade the water quality of the stream. Appropriate erosion control measures should be carried out during any construction activities on the subject property or neighboring properties.

6. Focused pre-construction botanical and wildlife surveys should be conducted during the spring season before construction activities commence. In accordance with federal regulations, should any state or federally listed endangered or threatened species be encountered on site during construction activities, all such activities should indefinitely cease and the USFWS be contacted immediately.

The subject property provides little value as a biological connector due to its location. While it connects to Glover-Archbold Park on its east end and a partially wooded privately-owned lot to the north, the property's west end is adjacent to a busy 2-lane paved road. The property provides little value as a north-south corridor as development occurs in both directions. The property provides little value as an east-west corridor because it funnels wildlife into a roadway. Were more suitable pristine habitat available on the west side of Foxhall Road to the west of the subject property, it would be feasible to propose an underpass be constructed under Foxhall Road and wildlife fencing be installed along the road adjacent to the subject property to create a safe funneling effect for wildlife to access habitat on both sides of the road. However, given that there is no existing continuous expanse of native habitat to the west of the subject property, the property provides little corridor value.

5.0 APPENDICES

Appendix A

Plant species observed during October 2002 field survey

Family	Scientific Name	Subspecies	Common Name
Aceraceae	<i>Acer negundo</i>		Box Elder/Ashleaf Maple
Aceraceae	<i>Acer platanoides</i>		Norway Maple
Aceraceae	<i>Acer rubrum</i>		Red Maple
Aceraceae	<i>Acer saccharum</i>		Silver Maple
Anacardiaceae	<i>Rhus radicans</i>		Poison Ivy
Apocynaceae	<i>Vinca minor</i>		Periwinkle
Araliaceae	<i>Aralia nudicaulis</i>		Wild Sarsaparilla
Araliaceae	<i>Aralia racemosa</i>		American Spikenard
Araliaceae	<i>Hedera helix</i>		English Ivy
Aristolochiaceae	<i>Asarum canadense</i>		Wild Ginger
Asteraceae	<i>Ambrosia trifida</i>		Giant Ragweed
Asteraceae	<i>Bidens frondosa</i>		Beggar-ticks
Asteraceae	<i>Cirsium vulgare</i>		Common Thistle
Asteraceae	<i>Sonchus arvensis</i>	var. <i>glabrescens</i>	Field Sow Thistle
Asteraceae	<i>Taraxacum officinale</i>		Common Dandelion
Berberidaceae	<i>Podophyllum peltatum</i>		Mayapple
Brassicaceae	<i>Alliaria petiolata</i>		Garlic Mustard
Brassicaceae	<i>Barbarea vulgaris</i>		Yellow Rocket
Caprifoliaceae	<i>Lonicera japonica</i>		Japanese Honeysuckle
Caprifoliaceae	<i>Lonicera maackii</i>		Amur Honeysuckle
Caprifoliaceae	<i>Viburnum prunifolium</i>		Black-haw
Cornaceae	<i>Cornus amomum</i>		Silky Dogwood
Ebenaceae	<i>Diospyros virginiana</i>		Common Persimmon
Elaeagnaceae	<i>Elaeagnus umbellata</i>		Autumn Olive
Fabaceae	<i>Cercis canadensis</i>		Eastern Redbud
Fabaceae	<i>Robinia pseudo-acacia</i>		Black Locust
Fagaceae	<i>Fagus grandifolia</i>		American Beech
Juglandaceae	<i>Carya ovata</i>		Shagbark Hickory
Juglandaceae	<i>Juglans nigra</i>		Black Walnut

Lauraceae	<i>Lindera benzoin</i>		Spicebush
Magnoliaceae	<i>Liriodendron tulipifera</i>		Tulip Poplar
Moraceae	<i>Morus alba</i>		White Mulberry
Moraceae	<i>Morus rubra</i>		Red Mulberry
Oleaceae	<i>Fraxinus americana</i>		American Ash
Oxalidaceae	<i>Oxalis violacea</i>		Wood Sorrel
Phytolaccaceae	<i>Phytolacca americana</i>		Pokeweed
Poaceae	<i>Andropogon gerardii</i>		Turkeyfoot
Poaceae	<i>Festuca arundinacea</i>		Tall Fescue
Poaceae	<i>Festuca</i> spp.		Fescue species
Poaceae	<i>Poa pratensis</i>		Kentucky Bluegrass
Polygonaceae	<i>Polygonum perfoliatum</i>		Mile-A-Minute Vine
Polygonaceae	<i>Rumex crispus</i>		Curly Dock
Rosaceae	<i>Fragaria virginica</i>		Common Strawberry
Rosaceae	<i>Malus coronaria</i>		American Crabapple
Rosaceae	<i>Prunus serotina</i>		Black Cherry
Rosaceae	<i>Rosa multiflora</i>		Multiflora Rose
Rosaceae	<i>Rubus occidentalis</i>		Wild Black Raspberry
Rosaceae	<i>Rubus allegheniensis</i>		Common Blackberry
Salicaceae	<i>Salix babylonica</i>		Weeping Willow
Scrophulariaceae	<i>Paulownia tomentosa</i>		Paulownia
Simaroubaceae	<i>Ailanthus altissima</i>		Tree-of-Heaven
Ulmaceae	<i>Ulmus rubra</i>		Slippery Elm
Vitaceae	<i>Ampelopsis brevipedunculata</i>		Porcelainberry
Vitaceae	<i>Parthenocissus quinquefolia</i>		Virginia Creeper
Vitaceae	<i>Vitis vulpina</i>		Winter Grape

Appendix B

Wildlife species observed during October 2002 field survey

	Scientific Name	Common Name
Birds	<i>Buteo jamaicensis</i>	Red-tailed Hawk
	<i>Zenaida macroura</i>	Mourning Dove
	<i>Melanerpes erythrocephalus</i>	Red-headed Woodpecker
	<i>Colaptes auratus</i>	Northern Flicker
	<i>Picoides villosus</i>	Hairy Woodpecker
	<i>Dryocopus pileatus</i>	Pileated Woodpecker
	<i>Cyanocitta cristata</i>	Blue Jay
	<i>Corvus brachyrhynchos</i>	American Crow
	<i>Poecile carolinensis</i>	Carolina Chickadee
	<i>Sitta Canadensis</i>	Red-breasted Nuthatch
	<i>Turdus migratorius</i>	American Robin
	<i>Dumetella carolinensis</i>	Gray Catbird
	<i>Mimus polyglottos</i>	Northern Mockingbird
	<i>Sturnus vulgaris</i>	European Starling
	<i>Dendroica coronata</i>	Yellow-rumped Warbler
	<i>Spizella passerina</i>	Chipping Sparrow
	<i>Melospiza melodia</i>	Song Sparrow
	<i>Junco hyemalis</i>	Dark-eyed Junco
	<i>Cardinalis cardinalis</i>	Northern Cardinal
	<i>Agelaius phoeniceus</i>	Red-winged Blackbird
	<i>Molothrus ater</i>	Brown-headed cowbird
	<i>Carpodacus mexicanus</i>	House Finch
Amphibians	<i>Desmognathus fuscus fuscus</i>	Northern Dusky Salamander
Reptiles	<i>Terrapene carolina Carolina</i>	Eastern Box Turtle
Mammals	<i>Odocoileus virginianus</i>	White-tailed Deer
	<i>Sciurus carolinensis</i>	Eastern Gray Squirrel
	<i>Procyon lotor</i>	Raccoon
	<i>Didelphis virginiana</i>	Virginia Opossum
	<i>Canis familiaris</i>	Domestic Dog
Invertebrates	<i>Orconectes</i> sp.	Crayfish
	<i>Oligochaetes</i> sp.	Segmented Worms
	<i>Diplopoda</i> sp.	Terrestrial Millipede

Macroinvertebrates	Order-Family-(Subfamily)- <i>Genus</i>	
	Trichoptera Philopotamidae <i>Chimarra</i>	
	Trichoptera Philopotamidae <i>Dolophilodes</i>	
	Trichoptera Hydropsychidae <i>Diplectrona</i>	
	Megaloptera Sialidae <i>Sialis</i>	
	Mollusca Physidae Physinae	
	Coleoptera Hydrophilidae <i>Tropisternis</i>	
	Diptera Nematocera <i>Tepulidae Prionocera</i>	
	Diptera Chironomidae <i>Tanypodinae Pentaneurini</i>	
	Diptera Simuliidae <i>Simulium</i>	
	Diptera Dolichopodidae (<i>no known key to genus exists</i>)	
	Odonata Calopterygidae <i>Calopteryx</i>	
	Amphipoda Crangonyetidae <i>Crangonyx</i>	
	Isopoda Asellidae <i>Caecidotea</i>	

Appendix C

Listed and Sensitive Plant Species With Potential Occurrence on Subject Property

Species Name	USFWS Status*	MD State Status*	VA State Status*	Potential to Occur on Subject Property
<i>Zizia aurea</i> Golden Alexander		S3		This species was not observed on site. Perennial herb. Blooms May – June. Prefers moist, well-drained soils. Prefers low woodlands and moist meadows. Moderate potential to occur on site.
<i>Aster infirmus</i> Cornel-leaved Aster		S3		This species was not observed on site. Occurs on dry, rocky areas. Blooms August – Sept. Low potential to occur onsite due to lack of suitable habitat.
<i>Coreopsis verticillata</i> Whorled Coreopsis		S3		This species was not observed on site. Prefers dry, thin woods, roadsides and pine forests. Blooms June – Sept. Low potential to occur onsite due to lack of suitable habitat.
<i>Eupatorium altissimum</i> Boneset		S3		This species was not observed on site. Prefers dry, wooded openings. Blooms Aug – Sept. Low potential to occur on site.
<i>Viburnum lentago</i> Sheepberry		S1	S1	This species was not observed on site. Perennial shrub. Blooms May – July. Prefers rich, moist soils with sun or shade. Moderate potential to occur on site.

<i>Phyllanthus caroliniensis</i> Carolina Leaf-flower		S3		This species was not observed on site. Blooms June – Oct. Prefers moist open spaces, usually in sandy soil, low woods, gravelly banks. Low potential to occur on site.
<i>Castanea dentata</i> Chestnut		S2 S3		This species was not observed on site. Blooms June – July. Prefers hills and slopes on gravelly well-drained glacial soils. Low potential to occur on site.
<i>Carya laciniosa</i> Shellbark Hickory		S1 E		This species was not observed on site. Prefers deep, fertile moist soils in lowland areas. Moderate potential to occur on site.
<i>Monarda clinopodia</i> Basil Balm		S3		This species was not observed on site. Blooms June – Sept. Prefers wooded mountainous areas. Moderate potential to occur on site.
<i>Scutellaria serrata</i> Showy Skullcap		S3		This species was not observed on site. Blooms May – June. Prefers rich, moist woodlands. Moderate potential to occur on site.
<i>Magnolia tripetala</i> Umbrella Tree		S3		This species was not observed on site. Prefers sun to partial shade, on moist well-drained soils. Low potential to occur on site.

<i>Agrimonia striata</i> Striate agrimony		S1 E		This species was not observed on site. Perennial herb. Blooms July – Sept. Prefers woods and thickets. Moderate potential to occur on site.
<i>Physalis virginiana</i> Smooth Ground-cherry		S3		This species was not observed on site. Perennial herb. Prefers a variety of open disturbed habitats including fields, pastures and woodland clearings. Low potential to occur on site.
<i>Spiranthes tuberosa</i> Little Lady's Tresses		S3		This species was not observed on site. Perennial herb. Prefers moist well-drained open woods or fields. Low to moderate potential to occur on site.
<i>Carex hirtifolia</i> Hairy-leaved Sedge		S3	S3	This species was not observed on site. Prefers upland deciduous forest. High potential to occur on site.

* *Status Codes:*

- *U.S. Fish and Wild Service (USFWS): E = Endangered; T = Threatened; PE = Proposed Endangered; SOC = Species of Concern; MNBMC = Migratory Nongame Birds of Management Concern.*
- *Maryland State Department of Natural Resources (MD DNR): E = Endangered; I = In Need of Conservation; T = Threatened; S1 = Highly State Rare; S2 = State Rare; S3 = Watch List.*
- *Virginia Department of Conservation and Recreation: LE = Listed Endangered; LT = Listed Threatened; SC = Special Concern; S1 = Extremely Rare; S2 = Very Rare; S3 = Rare to Uncommon.*

Appendix D

Listed and Sensitive Animal Species With Potential Occurrence on Subject Property

Species Name	USFWS Status*	MD State Status*	VA State Status*	Potential to Occur on Subject Property
<i>Accipiter striatus</i> Sharp-shinned Hawk		S1S S2B		This species was not observed on site. Prefers mixed woodlands. High potential to occur on site.
<i>Caprimulgus vociferus</i> Whip-poor Will		S3 S4B		This species was not observed on site. Prefers coniferous or mixed woodlands, wooded canyons. Moderate potential to occur on site.
<i>Chordeiles minor</i> Common Nighthawk		S3S S4B		This species was not observed on site. Prefers woodlands, suburbs, towns. High potential to occur on site.
<i>Carpodacus purpureus</i> Purple Finch		S3B	S1B/S5N SC	This species was not observed on site. Prefers mixed woodland borders. Moderate potential to occur on site.
<i>Junco hyemalis</i> Dark-eyed Junco		S2B		This species was observed on site. However it is considered sensitive or rare only during breeding season. Prefers coniferous or mixed woodlands for breeding. Low potential to occur during breeding season on site.
<i>Dendroica caerulescens</i> Black-throated Blue Warbler		S3S S4B		This species was not observed on site. Prefers deciduous forests. Moderate potential to occur on site.
<i>Oporornis philadelphia</i> Mourning Warbler		S1B	S1B/SZN SC	This species was not observed on site. Prefers dense undergrowth, thickets and moist woods. This species is only considered rare if detected during breeding season. Nests on ground. Low potential to occur on site.

<i>Vermivora ruficapilla</i> Nashville Warbler		S1S S2B I	S1B/SZN	This species was not observed on site. Prefers second-growth woodlands and spruce bogs. Low to moderate potential to occur on site.
<i>Wilsonia canadensis</i> Canada Warbler		S3B		This species was not observed on site. Prefers dense woodlands and brush. Moderate potential to occur on site.
<i>Sitta canadensis</i> Red-breasted Nuthatch		S1B	S2B/S4N SC	This species was observed on site. Considered rare during breeding season only. Prefers woodland habitats. Moderate potential to occur during breeding season on site.
<i>Troglodytes troglodytes</i> Winter Wren		S2B	S2B/S4N SC	This species was not observed on site. Considered rare during breeding season only. Prefers dense brush, especially along stream banks. Prefers to nest in coniferous forests. Low potential to occurring during breeding season on site.
<i>Catharus guttatus</i> Hermit Thrush		S3 S4B	S1B/S5N	This species was not observed on site. Prefers coniferous or mixed woodlands and thickets. Moderate potential for this species to occur on site.
<i>Stygobromus hayi</i> Hay's Spring Amphipod	E			This species was not detected on site. Prefers unpolluted spring-fed streams with low silt levels. Very low potential to occur on site.

* *Status Codes*

- *U.S. Fish and Wild Service (USFWS): E = Endangered; T = Threatened; PE = Proposed Endangered; SOC = Species of Concern; MNBMC = Migratory Nongame Birds of Management Concern.*
- *Maryland State Department of Natural Resources (MD DNR): E = Endangered; I = In Need of Conservation; T = Threatened; B = Species is a migrant and the subrank refers only to the breeding status of the species in Maryland; S1 = Highly State Rare; S2 = State Rare; S3 = Watch List.*
- *Virginia Department of Conservation and Recreation: LE = Listed Endangered; LT = Listed Threatened; SC = Special Concern; S1 = Extremely Rare; S2 = Very Rare; S3 = Rare to Uncommon; SZN = Long distance migrant whose occurrences outside of the breeding season are not monitored or a species whose wintering populations are transitory and usually do not occur regularly at specific localities; SB = Refers to breeding status of the animal.*

Appendix E

Additional Species of Vegetation Identified on Subject Property on November 15, 2002 by Rock Creek National Park Staff

Species	Common Name
<i>Aesculus</i> sp.	horsechestnut
<i>Arisaema triphyllum</i>	jack in the pulpit
<i>Aster divaricatus</i>	white wood aster
<i>Aster</i> sp.	
<i>Athyrium felix-femina</i>	lady fern
<i>Boehmeria cylindrica</i>	false nettle
<i>Carex</i> sp(p).	sedge(s)
<i>Celtis occidentalis</i>	hackberry
<i>Clematis ternifolia</i>	sweet autumn clematis
<i>Conyza Canadensis</i>	horseweed
<i>Dichanthelium clandestinum</i>	deer tongue grass
<i>Duchesnea indica</i>	Indian strawberry
<i>Echinochloa</i> sp.	barnyard grass
<i>Elephantopus carolinianus</i>	elephant's foot
<i>Epilobium coloratum</i>	willow herb
<i>Erechtites hieracifolia</i>	Fireweed
<i>Eupatorium rugosum</i>	white snakeroot
<i>Geum canadense</i>	white avens
<i>Ilex opaca</i>	American holly
<i>Juncus effuses</i>	soft rush
<i>Ligustrum</i> sp.	Privet
<i>Lycopus</i> sp.	bugleweed
<i>Malus</i> sp.	crabapple
<i>Microstegium vimineum</i>	stiltgrass
<i>Miscanthus sinensis</i>	Japanese plumegrass
<i>Muhlenbergia schreberi</i>	nimblewill
<i>Osmorhiza</i> sp.	sweet cicely
<i>Penthorum sedoides</i>	ditch stonecrop
<i>Pilea pumila</i>	clearweed
<i>Polygonum caespitosum</i>	low smartweed
<i>Polygonum sagittatum</i>	arrow leaved tearthumb

<i>Polygonum virginianum</i>	Virginia jumpseed
<i>Polystichum acrostichoides</i>	christmas fern
<i>Rubus phoenicolasius</i>	wineberry
<i>Sanicula Canadensis</i>	Sanicle
<i>Scirpus</i> sp.	Bulrush
<i>Senecio aureus</i>	golden ragwort
<i>Solidago rugosa</i>	rough leaved goldenrod
<i>Stellaria media</i>	chickweed
<i>Teucrium canadense</i>	American germander
<i>Vernonia noveboracensis</i>	New York ironweed
<i>Viburnum dilatatum</i>	linden viburnum
<i>Viburnum</i> sp.	viburnum
<i>Viola papilionacea</i>	Common blue violet

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